

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139136/FO/2024

Date registered valid: 13 February 2024

Proposal: Change of use of flat 2 on the first floor level of 349-351 Wilmslow Road from residential (C3) to estate agent office use (Class E)

Address: Apartment 2, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS

Ward(s): Withington Ward

Applicant: Mr Ali Kader Richmond Property Management & Lettings Ltd

Agent (if any): Mr Ali Al-Rawi

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 8 April 2024

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 6 March 2024

Standard consultations:

Printed: 6 March 2024 Expired: 27 March 2024

Neighbour notifications

Printed: 15 February 2024 Expired: 7 March 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 application site relates to a first-floor apartment housed within a mixed use, part 4 storey, part 5 storey building (The Blake Building), which comprises an estate agents and restaurant at ground floor, with 21 residential apartments above



View from Wilmslow Road

The host building incorporates a private car park to the front of the building with an undercroft leading to a further car park at the rear.

The building is neighboured to the north by a large supermarket and to the south by a public house. Opposite, to the other side of Wilmslow Road, are further mixed-use buildings consisting of ground floor commercial uses with residential apartments above.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within Fallowfield district centre – a busy neighbourhood centre focused around the junction at Wilmslow Road and Wilbraham Road, anchored by Sainsburys supermarket.

The area is noted for its large student population due to the presence of various student halls of residences, flats and houses in multiple occupation.

Description of development

Planning permission is sought to change the use of a first floor flat (Class E) to an estate agents office (Class E). The application is part of a relocation strategy for an existing business (Richmond Property Management and Lettings Ltd).

No alterations are proposed to existing access arrangements, with access to the first floor to be achieved via an existing staircase from the car park.

The proposal indicates hours of operation of 9am to 6pm Monday to Friday, 9am to 2pm on Saturdays and closed on Sundays and Bank Holidays.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services -The following comments are made:

Trip Generation - In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

Site Accessibility - The site is well accessed by sustainable modes. Regular bus services are routed along Wilmslow Road.

Parking and Access -. An existing area of parking is in place at the front of the property and at the rear of the property. The car park at the front of the property is not part of this application. The car park at the rear of the property is currently allocated to management and visitor's spaces. It is understood that 2 parking spaces are allocated to the employees and Richmond Property Management & Letting monitor employee vehicle registration numbers and parking spaces to ensure that no inappropriate parking occurs. The monitoring found that of the 21 parking spaces 8 are utilised by the residents.

Cycle Parking - In line with City Council recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. Given the use class of the building, this should accommodate 2 cycles.

Servicing - A refuse storage area is noted within the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway. The new office space will have internal waste and recycling bins and make use of the existing refuse storage at the building. The Design and Access Statement confirms that a private contract will be used for the removal of waste. It is understood that the waste collection will be similar to that as the existing commercial properties in this location.

Environmental Health – Conditions are requested in relation to hours of use and waste management arrangements.

Greater Manchester Police (Design for Security) - Since the proposed office is to be accessed via the residential entrance, it cannot be self-contained. It should be a requirement of the staff to meet any visitors to the estate agent's office at the main entrance and escort them to the office. The visitors should not be unaccompanied at any point to move freely in the building.

Relevant Planning History

070793/FO/2004/S1

Erection of a 5 storey building comprising shops, offices and food and drink (A1, A2, A3 uses) on ground floor with 21 self-contained flats above, with separate parking areas for retail units and flats. *Approved. 15 April 2004.*

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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.

Core Strategy policies

Policy SP1 (Spatial Principle) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) - states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Place for Everyone (Joint Development Plan) - The Places for Everyone Plan is a strategic plan for nine of the 10 boroughs in Greater Manchester and forms part of the city's development plan.

The Guide to Development in Manchester (SPD)

This document contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Paragraph 8.6 states:

'Developments should have recognisable uses or internal arrangements which help to foster stewardship, minimise the risk and fear of crime and accommodate the public without compromising amenity and the safety of users. Developments that contain internal spaces or communal areas with no clear sense of 'ownership' will be discouraged'.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

Section 4 'Decision Making' provides guidance on the decision-making process and mirrors legislation in stating that planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 12 refers to 'Achieving Well Design and Beautiful Places'.

Paragraph 135 states:

'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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraphs 2 and 47 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposed development is not considered acceptable and is in conflict with the aforementioned development plan policy and associated guidance.

It is considered that the proposed use whilst eroding the residential function of the upper floor, would undermine the living conditions of existing residential occupiers, whilst jeopardising their security, contrary to the aforementioned policy and guidance. These specific issues are set out further below:

Residential Amenity

The existing flat is located in a central position within the first floor of the building, accessed from a communal lobby/corridor, via a communal staircase used by occupiers of the residential flats from the car park.

The proposed use would draw non-residents (staff and visitors to the estate agent) through the building outside resident's apartments.

Whilst it is acknowledged that activity levels would be modest, the proposed use would nevertheless introduce further activity above and beyond expected levels of activity within a residential section of the building. This would manifest itself in pedestrian movements, talking, slamming doors and general office activity etc..

Policies DM1 and SP1 of the Core Strategy indicate that consideration should be given to the effects of development upon the amenity, living conditions and the well-being of residents.

Saved policy DC26 states further that consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Paragraph 135(f) of the NPPF states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

In the case of this application, the City Council are concerned that the nearest occupiers of neighbouring apartments would be unduly impacted from activities associated with the

proposed office use by way of increased noise and disturbance. On this basis, the proposed use would have an unacceptable impact to the living conditions of nearby residential occupiers.

Crime and Security

The proposed office use would allow members of the public and non-residents into the heart of a residential section of the host building with the likely potential for residents and non-residents to come into conflict with each other.

Non-residents would have free reign to navigate corridors and staircases which should be reserved for residential occupiers/facilities management. The lack of natural surveillance from the public domain and general lack of stewardship would jeopardise the security of residential occupiers by allowing non-residents access to the private areas and thresholds of apartments.

Policy DM1 of the Manchester Core Strategy underlines that community safety and crime prevention is a specific issue that all development should have regard to, whilst policy SP1 states within the 'core development principles' section that development within all parts of the city should make a positive contribution to neighbourhoods of choice. This includes development that makes a positive contribution to the health, 'safety' and well-being of residents.

Similarly, Paragraph 8.6 of the Guide to Development in Manchester (SPD) states:

'Developments should have recognisable uses or internal arrangements which help to foster stewardship, minimise the risk and fear of crime and accommodate the public without compromising amenity and the safety of users. Developments that contain internal spaces or communal areas with no clear sense of 'ownership' will be discouraged'

Paragraph 135(f) of the NPPF states further that development should:

'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'.

Despite the applicant's assurances that visitors would be monitored it is believed that access arrangements would create a vulnerable environment for residential occupiers.

New development and uses should aim to design out crime, but in this case, the proposal would only serve to undermine the safety and security of occupiers. On this basis, the proposal is considered contrary to Development Plan policy and guidance.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

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

1) The proposed office conversion would result in increased levels of activity and associated noise and disturbance, within the heart of a residential section of the building. The resultant levels of activity would be harmful to the living conditions of existing residential occupiers, contrary to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

2) The proposed access would as a consequence of its position, route and lack of natural surveillance from the public domain, would leave residential occupants vulnerable to criminal and anti-social behaviour, to the detriment of residential amenity, security and public safety. The proposed development is therefore contrary to policies DM1 and SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

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
Homes4u, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 19, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 19, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 18, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 47, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 46, Tatton Court, Egerton Road, Manchester, M14 6XH
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 30, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 10, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 20, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 40, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 29, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 8, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 7, Tatton Court, Egerton Road, Manchester, M14 6XH
Room 2 Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 41, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
310 Wilmslow Road, Manchester, M14 6XQ
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
1A Egerton Road, Manchester, M14 6XY
Flat 11, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 23, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 9, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 4, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 22, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 13, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 28, Tatton Court, Egerton Road, Manchester, M14 6XH
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
Sainsbury's, 347 Wilmslow Road, Manchester, M14 6SS
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 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
Flat 34, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 16, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 43, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 21, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 36, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 33, Tatton Court, Egerton Road, Manchester, M14 6XH
Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 37, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 15, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 42, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 49, Tatton Court, Egerton Road, Manchester, M14 6XH
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
Flat 2, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 1, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 48, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 5, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 17, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 51, Tatton Court, Egerton Road, Manchester, M14 6XH
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 24, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 27, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 45, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 6, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 26, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 50, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 31, Tatton Court, Egerton Road, Manchester, M14 6XH
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 25, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 38, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 14, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 12, Tatton Court, Egerton Road, Manchester, M14 6XH
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
Bar Xs, 341 - 343 Wilmslow Road, Manchester, M14 6XS
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
3A Egerton Road, Manchester, M14 6XY
Flat 32, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 35, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 39, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 3, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 44, Tatton Court, Egerton Road, Manchester, M14 6XH
Flat 41, Tatton Court, Egerton Road, Manchester, M14 6XH
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

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA