MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138095/JO/2023
Date registered valid:	18 October 2023
Proposal:	Variation of condition no. 2 (approved drawings) attached to advertisement consent 135777/AO/2022 to allow for revisions to the design of the fascia signage.
Address:	94C Withington Road, Manchester, M16 8FA
Ward(s):	Whalley Range Ward
Applicant:	Mr Andy Horwood Tesco
Agent (if any):	
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**8 December 2023**

Application details

Type of application: Variation or Removal of Condition

Development type: Advertisements

Date of site visit: 23 October 2023

Standard consultations:
Printed: 21 November 2023 Expired: 28 November 2023

Neighbour notifications
Printed: 21 November 2023 Expired: 28 November 2023

Site notice
Posted: 23 October 2023 Expired: 13 November 2023

Press advert
Published: 24 October 2023 Expired: 7 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: No

Description of area

The application site relates to Tesco within the Whalley Range ward of south Manchester. The property relates to a ground floor retail unit with office space above, situated on the corner of Withington Road and Dudley Road. The unit is presently occupied by Tesco Express and represents one of four retail units following the subdivision of a larger, two storey building in 2008 (see planning ref: 086619/FO/2008/S1).

Immediately to the rear of the premises is an interior showroom which follows the later conversion of a storage unit associated with the retail units. The application premises incorporates a communal car park along the Dudley Road side of the building and is separated from the highway by a chain link fence. Immediately adjoining the car park to the south west is a row of two storey terraced dwellinghouses, whereas on the opposite sides of both Withington Road and Dudley Road are two and three-storey residential buildings, including a three storey flat development (Crystal House) directly opposite the car park.

The property sits to the north of the Whalley Range Conservation Area.

Description of development

The submitted application seeks planning permission for the variation of condition no. 2 (approved drawings) attached to advertisement consent 135777/AO/2022 to allow for revisions to the design of the fascia signage.

This would involve changing the signage to sign no.1 and sign no.2 to show internal illumination to the Tesco lettering, instead of the previously approved non illuminated fascia signs. Both sign 1 and sign 2 would take the same form of a new box fascia in alumimum, powder coated blue RAL 5005, 30% gloss with brow Arizona oak woodtex strip to base with Tesco Express and blips in white RAL 9010, translucent acrylic individual letters applied to face. Individual letters would be internally illuminated to an illumination level of 350 cd/m2, static type.

3 additional signs would also be varied during the application. The three promotional banners to be installed on the side elevation of the proposal would increase in size from 3580mm x 1070mm to 3580mm x 1080 mm.

All other signs approved under 135777/AO/2022 would not be amended through the variation application.

Amended Scheme

When the application was submitted, no level of illuminance was provided. During the course of the application, the agent confirmed both signs would have a level of illuminance of 350 cd/m2. This was updated on the plans and a re-notification period was undertaken accordingly.

Further Planning History

107854/JO/2015/S1- Variation of condition no. 7 of planning permission ref: 086619/FO/2008/S1 (opening times) to extend the trading hours of the store to 6am until midnight seven days a week, including Bank Holidays.
Refused 27 February 2015.

087845/JO/2008/S1- Variation of Condition 7 attached to planning permission 086619/FO/2008/S1 to extend opening hours of Unit 1 by one hour until 11.00 p.m.
Refused 3 December 2008.

087645/FO/2008/S1- Installation of a new shop front.
Approved 20 November 2008.

087646/FO/2008/S1- Installation of a new shop front incorporating an automatic telling machine.
Approved 20 November 2008.

087804/AO/2008/S1- Installation of various non-illuminated advertisements.
Approved 11 November 2008.

087480/JO/2008/S1- Variation of Condition No. 8 of planning permission 086619/FO/2008/S1 to allow deliveries and servicing and collection on Sundays and Bank Holidays between 10 a.m. and 1 p.m.
Approved 22 October 2008.

087230/FO/2008/S1- Installation of 3 air conditioning units and 1 condenser unit on roof.
Approved 10 September 2008.

086619/FO/2008/S1- Elevational alterations in connection with sub-division of ground floor into 4 retail units (Class A1).
Approved 16 July 2008.

Consultations & Notification Responses

Local Residents

Local residents were consulted and during the re-notification period, one response was received from a neighbour. Whilst the neighbour did not object to the works, the neighbour objected to works during anti-social hours. The neighbour discussed how work during anti-social hours had occurred previously and the Licensing & Out of Hours Team were aware of the site and disruption.

Highway Services

Highway Services were consulted on the application and provided the following response:
In principle, Highways have no objection to the variation of condition 2 (approved drawings).

The proposed luminance of the signs is unclear, if the luminance level is within the MCC maximum of 600cd/m2 it will be acceptable.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

Further comments were provided from Highway Services during a re-notification period:
Highways comments remain applicable.
The proposed luminance of the static signs is 350cd/m2, which is within the MCC maximum of 600cd/m2 and is therefore acceptable to us.

Whalley Range Conservation Area Group

The Whalley Range Conservation Area Group were consulted and no responses were received.

Whalley Range Forum

The Whalley Range Forum were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (September 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. National Planning Policy Framework has been related to the proposed

development, with particular emphasis given to the following:
Chapter 12- Achieving well-designed places

Town and Country Planning (Control of Advertisements) Regulations 2007

The local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account:
(1)
(a)The provisions of the development plan, so far as they are material; and
(b) Any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)
(a) Factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
(b) Factors relevant to public safety include:
(i) The safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(ii) Whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
(iii) Whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed. The regulations state the factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)
It 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. Of relevance are:
Policy DM1 (Development Management);
Policy SP1(Spatial Principles);
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC15: Advertisements, Hoardings and Posters:
DC15.1 states:
In determining applications for free standing hoardings and wall mounted posters the Council will take account of the following matters in assessing these interests:

a. the general location of the proposed development and the effect on visual amenity;
b. the scope for posters and hoardings to make a positive contribution to the locality;
c. the design of the structures, and the relationship with any premises on which they are located;
d. the effect of the proposal on permanent redevelopment of the land;
e. public safety resulting from the positioning of the design of the display;
f. the ease with which the structure is capable of being satisfactorily maintained;
g. the use of hoardings to screen vacant sites or buildings during development, or where development is known to be imminent;
h. the use of hoardings as part of a scheme to prevent access by unauthorised users onto land pending development;
i. the use of hoardings to disguise or improve the appearance of unsightly features, operations or activities;
j. the number of advertisements in the locality and their cumulative effect on visual amenity.

DC15.2 In assessing the interests of amenity and safety the Council will take account of the following criteria:
a. developments of this kind should not harm the character or architectural features of a building, nor interfere with its proper use;
b. they should be in scale with the locality and relate properly to the site on which they stand;
c. they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value;
d. a proposal which would be injurious to public safety or adversely affect the flow of traffic, by reason of its position, size, or design will not be permitted.

DC15.3 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 safety and amenity.
Reasons: The Council accept that advertisements can have a positive role in improving the quality of the visual environment in the City - examples are given in policy DC15.2. At the same time, there is the need to maintain public safety, avoid clutter, and safeguard the particular features of buildings or land.

ISSUES

The application seeks to vary condition no. 2 (approved drawings) attached to advertisement consent 135777/AO/2022 to allow for revisions to the design of the fascia signage.

This would involve changing the signage to sign no.1 and sign no.2 to show internal illumination to the Tesco lettering, instead of the previously approved non illuminated fascia signage.

Sign no.1 and sign no.2 would take the form of a new box fascia in alumimum, powder coated blue RAL 5005, 30% gloss with brow Arizona oak woodtex strip to base with Tesco Express and blips in white RAL 9010, translucent acrylic individual letters applied to face. Individual letters would be internally illuminated to an illumination level of 350 cd/m2, static type.

The application has been made as the applicant wishes to have illumination within the signs so that the shop front is more visible in the winter months. Whilst there are a few examples of illuminated signs in the immediate context, many of them do not benefit from planning consent.

As the property sits within the Whalley Range Conservation Area, the use of illumination needs to be carefully considered. The illumination of a fascia board sign would be considered to detract from the Conservation Area by its bulky nature and large amount of illumination. As

such, the proposal shows the illumination of the individual Tesco lettering. This follows the precedence of planning application 120493/AO/2018 for Coop which sits within the Chorlton Green (Extension) Conservation Area. The proposed signage with the illuminance of individual letters is considered to relate to the Conservation Area more appropriately. The proposal would restrict the amount of illumination and would appear to be more delicately illuminated and presented. The proposal is considered to relate well to the setting of the Conservation Area and would enhance the appearance of the commercial unit. Further, given the delicate nature of the proposed signs, the signage is not considered to cause any visual harm to the surrounding residential properties including opposite the unit and the residential flats of Crystal House along Dudley Road.

Highway Services were consulted on the application. During the course of the application, the proposed luminance of the static signs was confirmed as 350cd/m2. As this is in line with the MCC maximum of 600cd/m2, Highways accepted the proposal and had no objections to make. As such, the variation is not considered to have any adverse impacts on public safety. An additional condition would be placed on any variation approval granted, restricting the level of illuminance of signs no.1 and 2.

In addition, 3 additional signs would also be varied during the application. The three promotional banners to be installed on the side elevation of the proposal would increase in size from 3580mm x 1070mm to 3580mm x 1080 mm. As the size of the posters would increase by 10mm only, the change would be extremely marginal and would not negatively impact the Conservation Area or visual/residential amenity.

A neighbour objection was received during the course of the application. However, it is not considered a planning matter and is being dealt with by other departments of the City Council.

Conclusion

The variation of the specified plans is acceptable. The change would provide the client the ability to have a level of illumination within two of the signs whilst responding positively to the Conservation Area by illuminating the individual Tesco lettering as opposed to the illumination of a fascia board. The variation to the three wall mounted promotional banners would be so marginal the change is not easily visible. As such, any visual/ residential harm to the surrounding properties and Conservation Area is considered to be limited. The proposal is therefore considered to be commensurate with National Planning Policy Framework (NPPF), the Town and Country Planning (Control of Advertisements) Regulations 2007, saved policies DM1 and SP1 of the Manchester Core Strategy and saved policies DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester.

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

1)No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Application Form, stamped as received by the City Council, as Local Planning Authority on 14 September 2023.
-Drawing- Proposed- Elevations, numbered 03_5908_03G, stamped as received by the City Council, as Local Planning Authority on 21 November 2023.
-Drawing- Proposed- Elevations, numbered 03_5908_03H, stamped as received by the City Council, as Local Planning Authority on 21 November 2023.

-Drawing- Site Plan- Plans, numbered 02_5908_02F, stamped as received by the City Council, as Local Planning Authority on 21 November 2023.

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 maximum luminance level of the advertisements hereby approved shall not exceed 600cd/m2.

Reason - In the interests of pedestrian/highway safety and residential amenity enjoyed within the vicinity of the site, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Whalley Range Conservation Area Group
Whalley Range Forum
Highway Services
Whalley Range Conservation Area Group
Whalley Range Forum

Flat 2, 109 Withington Road, Manchester, M16 8EE
First Floor, 94 Withington Road, Manchester, M16 8FA
3 Dudley Road, Manchester, M16 8GQ
17 Crystal House, Withington Road, Manchester, M16 8BA
43 Crystal House, Withington Road, Manchester, M16 8BA
Flat 5, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 3, 4 May Road, Manchester, M16 8DG
13 Dudley Road, Manchester, M16 8GQ
Flat 3, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 7, 2 May Road, Manchester, M16 8DG
8 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
9 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
6 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
12 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Top Flat, 117A Withington Road, Manchester, M16 8EE
24 Crystal House, Withington Road, Manchester, M16 8BA
14 Crystal House, Withington Road, Manchester, M16 8BA
3 Crystal House, Withington Road, Manchester, M16 8BA
15 Crystal House, Withington Road, Manchester, M16 8BA
19 Crystal House, Withington Road, Manchester, M16 8BA
38 Crystal House, Withington Road, Manchester, M16 8BA
5 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Flat 5, 103 Withington Road, Manchester, M16 8EE
Flat 7, 4 May Road, Manchester, M16 8DG
15 Dudley Road, Manchester, M16 8GQ
9 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
6 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
10 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
Flat 1, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 1, 120B Withington Road, Manchester, M16 8FA
Flat 1, 102 Withington Road, Manchester, M16 8FA
Flat 1, 100 Withington Road, Manchester, M16 8FA
Flat 9, 2 May Road, Manchester, M16 8DG
2 May Road, Manchester, M16 8DG
Flat 1, 2 May Road, Manchester, M16 8DG
118A Withington Road, Manchester, M16 8FA
Flat 2, 106A Withington Road, Manchester, M16 8FA
Whalley Range Post Office, 108 Withington Road, Manchester, M16 8FA
116 Withington Road, Manchester, M16 8FA
111 - 113 Withington Road, Manchester, M16 8EE
Car Wash Adjacent 117, Withington Road, Manchester, M16 8EE
Flat 2, 111 - 113 Withington Road, Manchester, M16 8EE
21 Crystal House, Withington Road, Manchester, M16 8BA
26 Crystal House, Withington Road, Manchester, M16 8BA
28 Crystal House, Withington Road, Manchester, M16 8BA

2 Crystal House, Withington Road, Manchester, M16 8BA
35 Crystal House, Withington Road, Manchester, M16 8BA
6 Crystal House, Withington Road, Manchester, M16 8BA
1 Crystal House, Withington Road, Manchester, M16 8BA
4 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
3 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Flat 4, 95 Withington Road, Manchester, M16 8EE
101 Withington Road, Manchester, M16 8EE
Flat 1, 103 Withington Road, Manchester, M16 8EE
Flat 3, 107 Withington Road, Manchester, M16 8EE
Flat 2, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 4, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 2, 4 May Road, Manchester, M16 8DG
12 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
1 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
7 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
Flat 8, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 3, 2 May Road, Manchester, M16 8DG
7 Dudley Road, Manchester, M16 8GQ
7 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
113A Withington Road, Manchester, M16 8EE
117A Withington Road, Manchester, M16 8EE
45 Crystal House, Withington Road, Manchester, M16 8BA
20 Crystal House, Withington Road, Manchester, M16 8BA
9 Crystal House, Withington Road, Manchester, M16 8BA
27 Crystal House, Withington Road, Manchester, M16 8BA
25 Crystal House, Withington Road, Manchester, M16 8BA
15 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Flat 1, 95 Withington Road, Manchester, M16 8EE
Flat 2, 103 Withington Road, Manchester, M16 8EE
Flat 5, 107 Withington Road, Manchester, M16 8EE
11 Dudley Road, Manchester, M16 8GQ
4 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
Flat 12, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 2, 120B Withington Road, Manchester, M16 8FA
104 Withington Road, Manchester, M16 8FA
Flat 12, 2 May Road, Manchester, M16 8DG
Flat 10, 2 May Road, Manchester, M16 8DG
120A Withington Road, Manchester, M16 8FA
114 Withington Road, Manchester, M16 8FA
Flat 4, 107 Withington Road, Manchester, M16 8EE
Flat 1, 109 Withington Road, Manchester, M16 8EE
Flat 4, 111 - 113 Withington Road, Manchester, M16 8EE
94B Withington Road, Manchester, M16 8FA
94 Withington Road, Manchester, M16 8FA
117B Withington Road, Manchester, M16 8EE
39 Crystal House, Withington Road, Manchester, M16 8BA
37 Crystal House, Withington Road, Manchester, M16 8BA
41 Crystal House, Withington Road, Manchester, M16 8BA
13 Crystal House, Withington Road, Manchester, M16 8BA
44 Crystal House, Withington Road, Manchester, M16 8BA
4 Crystal House, Withington Road, Manchester, M16 8BA
36 Crystal House, Withington Road, Manchester, M16 8BA

30 Crystal House, Withington Road, Manchester, M16 8BA
22 Crystal House, Withington Road, Manchester, M16 8BA
8 Crystal House, Withington Road, Manchester, M16 8BA
Burlin Court, 4 Dudley Road, Manchester, M16 8DE
Flat 6, 103 Withington Road, Manchester, M16 8EE
Flat 4, 93 Withington Road, Manchester, M16 8EE
Flat 5, 93 Withington Road, Manchester, M16 8EE
Flat 2, 93 Withington Road, Manchester, M16 8EE
Flat 8, 4 May Road, Manchester, M16 8DG
Flat 6, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 7, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
120 Withington Road, Manchester, M16 8FA
100 Withington Road, Manchester, M16 8FA
Flat 1, 104 Withington Road, Manchester, M16 8FA
Flat 5, 2 May Road, Manchester, M16 8DG
5 Dudley Road, Manchester, M16 8GQ
Flat 1, 106A Withington Road, Manchester, M16 8FA
114A Withington Road, Manchester, M16 8FA
Flat 2, 107 Withington Road, Manchester, M16 8EE
Flat 3, 109 Withington Road, Manchester, M16 8EE
Flat 5, 109 Withington Road, Manchester, M16 8EE
Flat 4, 109 Withington Road, Manchester, M16 8EE
Flat 3, 111 - 113 Withington Road, Manchester, M16 8EE
32 Crystal House, Withington Road, Manchester, M16 8BA
16 Crystal House, Withington Road, Manchester, M16 8BA
47 Crystal House, Withington Road, Manchester, M16 8BA
18 Crystal House, Withington Road, Manchester, M16 8BA
10 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Flat 2, 95 Withington Road, Manchester, M16 8EE
97 Withington Road, Manchester, M16 8EE
Flat 1, 93 Withington Road, Manchester, M16 8EE
Flat 6, 4 May Road, Manchester, M16 8DG
Flat 4, 4 May Road, Manchester, M16 8DG
Flat 5, 4 May Road, Manchester, M16 8DG
Flat 9, 4 May Road, Manchester, M16 8DG
19 Dudley Road, Manchester, M16 8GQ
11 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
Flat 11, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
120B Withington Road, Manchester, M16 8FA
Flat 8, 2 May Road, Manchester, M16 8DG
Flat 4, 2 May Road, Manchester, M16 8DG
118 Withington Road, Manchester, M16 8FA
11 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
6 Dudley Road, Manchester, M16 8DE
Flat 1, 111 - 113 Withington Road, Manchester, M16 8EE
94A Withington Road, Manchester, M16 8FA
10 Crystal House, Withington Road, Manchester, M16 8BA
7 Crystal House, Withington Road, Manchester, M16 8BA
5 Crystal House, Withington Road, Manchester, M16 8BA
12 Crystal House, Withington Road, Manchester, M16 8BA
29 Crystal House, Withington Road, Manchester, M16 8BA
33 Crystal House, Withington Road, Manchester, M16 8BA
46 Crystal House, Withington Road, Manchester, M16 8BA
1 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

Flat 3, 95 Withington Road, Manchester, M16 8EE
Flat 5, 95 Withington Road, Manchester, M16 8EE
99 Withington Road, Manchester, M16 8EE
Flat 3, 93 Withington Road, Manchester, M16 8EE
Flat 1, 4 May Road, Manchester, M16 8DG
21 Dudley Road, Manchester, M16 8GQ
5 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
2 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
Flat 3, 120B Withington Road, Manchester, M16 8FA
98 Withington Road, Manchester, M16 8FA
Flat 2, 2 May Road, Manchester, M16 8DG
106 Withington Road, Manchester, M16 8FA
110 - 112 Withington Road, Manchester, M16 8FA
Top Flat, 116 Withington Road, Manchester, M16 8FA
2 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
31 Crystal House, Withington Road, Manchester, M16 8BA
48 Crystal House, Withington Road, Manchester, M16 8BA
34 Crystal House, Withington Road, Manchester, M16 8BA
40 Crystal House, Withington Road, Manchester, M16 8BA
42 Crystal House, Withington Road, Manchester, M16 8BA
11 Crystal House, Withington Road, Manchester, M16 8BA
23 Crystal House, Withington Road, Manchester, M16 8BA
16 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
14 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Flat 4, 103 Withington Road, Manchester, M16 8EE
Flat 3, 103 Withington Road, Manchester, M16 8EE
103 Withington Road, Manchester, M16 8EE
105 Withington Road, Manchester, M16 8EE
9 Dudley Road, Manchester, M16 8GQ
17 Dudley Road, Manchester, M16 8GQ
8 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
3 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
Flat 9, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 10, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Ground Floor, 102 Withington Road, Manchester, M16 8FA
Flat 11, 2 May Road, Manchester, M16 8DG
Flat 6, 2 May Road, Manchester, M16 8DG
98A Withington Road, Manchester, M16 8FA
Top Flat, Whalley Range Post Office, 108 Withington Road, Manchester, M16 8FA
Flat 6, 107 Withington Road, Manchester, M16 8EE
Flat 1, 107 Withington Road, Manchester, M16 8EE
109 Withington Road, Manchester, M16 8EE
Flat 6, 109 Withington Road, Manchester, M16 8EE

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
Conservation Area - Whalley Range Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA