

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136823/AOH/2023

Date registered valid: 20 June 2023

Proposal: Display of non-illuminated hoarding signage around Owens Park Tower, Tree Court, Little Court, Green Court and The Mall, together with the installation of 3 No. replacement signs to the Richmond Park Amenities building

Address: Owens Park Campus, Wilmslow Road, Manchester, M14 6ZF

Ward(s): Fallowfield Ward

Applicant: Mrs Kathryn Winstanley University of Manchester

Agent (if any): Miss Amy Le Vasseur Rider Levett Bucknall

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25.08.2023

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit: 02.06.2023 and 10.07.2023

Standard consultations:

Printed: 3 July 2023 Expired: 24 July 2023

Neighbour notifications

Printed: 3 July 2023 Expired: 24 July 2023

Site notice

Posted: Expired: Posted: 10 July 2023 Expired: 31 July 2023

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 property relates to two parts of the University of Manchester Fallowfield Campus located off Wilmslow Road in Fallowfield.

Description of development

The advertisement proposals subject of this application relates to two elements.

The first element relates to the north western element of the campus and incorporates a number of buildings including the high rise Owens Park Tower but also encompass 'Tree Court', 'Little Court', 'Green Court', and 'The Mall'. The applicant has indicated that due to the mothballing of these buildings there is a requirement for them to install protective hoarding to prevent access into and around the buildings in advance of proposals for its redevelopment being brought forward. As a result they wish to improve the visual appearance of these barriers by installing branded hoarding signs. These hoarding signs would be 1.8-2m in height, non-illuminated and have a total length of circa 675m to enclose the buildings. A Perspex viewing hole is proposed to be installed within these hoardings at 50 metre intervals.

The second element relates to the installation of non-illuminated signage to the Richmond Park Amenities building located to the central area of the campus adjacent Gunnery Lane. This building has recently been subject of elevational alterations (see planning history section)

approvals as a result of the reconfiguration to incorporate student services previously contained in buildings to be mothballed prior to redevelopment. The Richmond Park Amenity building is a single storey building of buff brick with darker engineering brick where the building meets the ground level which falls away to its eastern side. Doors and windows are of a light coloured finish and the building has an arched metal standing seam finish. Surrounding Halls of residence buildings are of four storeys in height with similar brick and window finishes to provide a similar character within this part of the Campus which was constructed in the 1990s. The building sits within a landscaped space providing outdoor amenity space with some groups of trees and cycle parking facilities to its front. The application proposals are for the installation of three number replacement non-illuminated signage to the buildings west, north and east elevations.

The predominant surrounding uses are student halls of accommodation with associated facilities including sports hall and grounds and other amenity buildings associated with the campus. Residential properties lie to the north, east and west of the campus but are separated from the application building by Campus buildings, and the highway network. Fallowfield District Centre lies to the west of the Campus located along Wilmslow Road providing a range of commercial activities which serve surrounding student and residential areas.

Planning History

137031/FO/2023 - External elevational alterations together with installation of access ramp and stairs; and external lockers and canopy in association with the refurbishment of the existing building to accommodate the relocated student reception (Richmond Park Amenities Building)

110184/FO/2015/S1 - Full planning application for development comprising the erection of buildings between two and six storeys in height to form: student accommodation (2313 bedrooms), wardens accommodation, kitchen and maintenance facility, student facilities, energy centres and associated parking, landscaping, boundary treatments and other infrastructure works following demolition of The Limes and Oak House Halls of residence and associated buildings; and, Outline application with all matters reserved for development comprising the provision of student accommodation (896 bedrooms), retail floorspace (for A1,A2,A3 use class to a maximum of 1400m2 Gross Internal Area), Doctors Surgery (maximum floorspace 200m2 Gross Internal Area), and student facilities, in buildings to a maximum height of 15.1 metres following the demolition of Owens Park Halls of residence and associated buildings. Approved 11.12.2015 (Part implemented)

044572/MO/CENTL2/93 - RESERVED MATTERS Details of siting, design, external appearance and landscaping for the erection of an amenity building - Approved 1994

044082/MO/CENTL2/93 - RESERVED MATTERS Details of siting, design external appearance, means of access and landscaping for the erection of 8 blocks to provide 512 student rooms with car parking - Approved September 1993

043530/OO/CENTL2/93 - Erection of 8x 4-storey blocks to provide 512 student residences with ancillary facilities, 3 meeting rooms, community building and approx. 293 car parking spaces (Phase 1) - Approved July 1993

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, in addition site notices were posted. No responses were received,

Highway Services - Raise no objections to the signage proposed.

Policy

National Planning Policy Framework

NPPF sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 132 states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

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'

(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)

Policy SP1 identifies the City Council's Core Development Principles and states that 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.

Policy EN1 relates to Design Principles and Strategic Character Areas. It states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy DM 1 states that 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 and 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.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Saved Unitary Development Plan policies

Policy DC15 Indicates the way in which the City Council determine applications for advertisements including their effect on visual amenity, the design of structures and the relationship with any premises on which they are located.

Issues

Principle - The siting of non- illuminated signs to a building in use for a range of student services is in general considered to be acceptable in principle. The installation of non-illuminated hoarding signs for a temporary period whilst development proposals are brought forward is also in general considered acceptable. The issues to be considered relate to visual amenity and pedestrian safety of the proposed signage.

Visual amenity - It is not considered that the proposed signage would create visual clutter at the site and has been designed and sited to reflect the building it is to be attached to. The signage is not considered to disrupt or harm the host buildings architecture. There are similar signs attached to buildings within the campus and given the buildings location the proposals are not considered to give rise to concerns with regards to the visual amenity of the area.

The installation of hoarding signs to protective barriers is considered to give rise to some visual impacts given their location, height and positioning. It is understood that these signs are proposed to improve the appearance of barriers to be installed around a number of buildings

within the campus that are to be mothballed by the applicant in advance of redevelopment proposals of this part of the campus being brought forward. Given the temporary nature of the hoarding signs and that they are designed to improve the visual appearance of the site in the interim period in this instance they are considered acceptable subject to a condition that covers a 5 year time period for their installation, with the removal of the signs and supporting structures after this time has expired.

Public Safety - It is considered that the signs do not raise concerns with regards to public safety. Highway Services raise no concerns with the proposal.

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

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, documents and details contained on the application form:
Site location plan drawing reference 00; Proposed elevations drawing reference 02 UOM Site two; Richmond Park Amenity Building Signage V1 Site Two; Enclosure Location Plan Figure 1 prepared by WSP; Proposed Site Plan drawing number 01 UOM Site Two; Enclosure Schematic Plan Figure 2 prepared by WSP; all as received by the City Council as local planning authority on the 31st May 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) This advertisement consent hereby granted permits the display of the hoarding signs to 'Site One' as indicated on the approved plans and details received on 31st May 2023 for a period expiring on the 30th June 2028. These hoarding signs and any supporting structures shall be removed from the site on that date.

Reason - The advertisement is of a temporary nature and is not considered acceptable as a permanent feature in order to comply with policies SP1 and DM1 of the Core Strategy and saved Unitary Development Plan policy DC15.

Appendix 1 – List of consultees & neighbours notified

Highway Services

South East Fallowfield Residents Association

Tutors Flat At 2, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At 4, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At 1, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At C, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat At B, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 6, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 8, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 20, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 28, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 26 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 27, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 36, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 5 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 4 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Tutors Flat At 8, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At 7, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 8 Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 28, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 26, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 28 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 31 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 29 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 27 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 28 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 25 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 29 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
234 Wilmslow Road, Manchester, M14 6LE
220 Wilmslow Road, Manchester, M14 6LF
228 - 230 Wilmslow Road, Manchester, M14 6LE
Flat G Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat D Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 3 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 2 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat O Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 3 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 19 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 18 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
214 - 216 Wilmslow Road, Manchester, M14 6LF
Flat Above, 214 - 216 Wilmslow Road, Manchester, M14 6LF
Top Flat, 218 Wilmslow Road, Manchester, M14 6LF
Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
Tutors Flat 6, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat A Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat H Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat B Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP

Flat L Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat Q Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat C Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat P Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat K Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 54, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 17 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 6 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 39, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 16 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 10 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 2 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 11 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 4 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 20 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 1, 224 Wilmslow Road, Manchester, M14 6LE
232 Wilmslow Road, Manchester, M14 6LE
Top Flat, 210 Wilmslow Road, Manchester, M14 6LF
222 Wilmslow Road, Manchester, M14 6LF
6 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
Tutors Flat 5, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat F Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Tutors Flat At 3, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
224 Wilmslow Road, Manchester, M14 6LE
232A Wilmslow Road, Manchester, M14 6LE
236 - 238 Wilmslow Road, Manchester, M14 6LE
Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Tutors Flat At D, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 17 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 23 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat X Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 30, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 21, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 24, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 22, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 24, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 13, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 40, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 27 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
The Firs Villa, Whitworth Lane, Manchester, M14 6HE
Flat 16 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 14 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 13 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ

Flat 23 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 15 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 24 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 3, 224 Wilmslow Road, Manchester, M14 6LE
Flat 4, 224 Wilmslow Road, Manchester, M14 6LE
Flat 2, 224 Wilmslow Road, Manchester, M14 6LE
Top Flat, 208 Wilmslow Road, Manchester, M14 6LF
210 Wilmslow Road, Manchester, M14 6LF
212 Wilmslow Road, Manchester, M14 6LF
Top Flat, 220 Wilmslow Road, Manchester, M14 6LF
2 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
5 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
Tutors Flat 7, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 30 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 42, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 25, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 41, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 9 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 22 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 7 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 1 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 22 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
218 Wilmslow Road, Manchester, M14 6LF
Tutors Flat 4, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
226 Wilmslow Road, Manchester, M14 6LE
Flat 4 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat N Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat J Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Top Flat, 234 Wilmslow Road, Manchester, M14 6LE
Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 40, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 5 Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 6 Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat M Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 55, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
The Lodge, Whitworth Lane, Manchester, M14 6HE
Flat 3 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat R Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 2, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 18, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 27, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 19, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 3, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 16, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Tutors Flat At 5, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Flat 34, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA

Tutors Flat 8, The Mall Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 32 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Tutors Flat At E, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat At F, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 21 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 19 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat W Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 7 Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 25, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat U Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat V Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 1, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 17, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Tutors Flat 9, The Mall Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 11, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 24 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat S Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat T Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 7, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 15, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 12, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 14, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 4, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 5, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 26, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 3, The Firs Villa, Whitworth Lane, Manchester, M14 6HE
Flat 2, The Firs Villa, Whitworth Lane, Manchester, M14 6HE
Flat 32 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 10 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 32, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 38, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 23, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Tutors Flat 3, Green Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat At A, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 20 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 18 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 8 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Tutors Flat 2, Green Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat 1, Green Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 26 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 31 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 29, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 9 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 7 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 6 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 12 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 11 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
208 Wilmslow Road, Manchester, M14 6LF
Top Flat, 212 Wilmslow Road, Manchester, M14 6LF
Flat E Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 1 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Ground Floor And Basement, 224 Wilmslow Road, Manchester, M14 6LE

228A Wilmslow Road, Manchester, M14 6LE
Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 5 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 15 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Tutors Flat At 6, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Flat Y Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 9, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 29, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 10, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 31, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 33, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 43, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 12 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 21 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 2 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 30 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 25 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 30, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 35, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 37, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 39, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 13 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 14 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 8 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 1 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
8 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
7 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
1 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
3 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
4 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

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