

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136396/FO/2023
Date registered valid: 3 March 2023
Proposal: Replacement shop front and external alterations
Address: 254 Wilmslow Road, Manchester, M14 6LD
Ward(s): Fallowfield Ward

Applicant: Papa Johns (GB) Ltd
Agent (if any): Baldip Basi Smith Jenkins Ltd
Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20.04.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20.03.2023

Standard consultations:

Printed: 20 March 2023 Expired: 10 April 2023

Neighbour notifications

Printed: 20 March 2023 Expired: 10 April 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is an existing ground floor commercial premises in use as a hot food take away situated on the corner of Landcross Road and Wilmslow Road in the Fallowfield District Centre. The premises has an entrance door located on the chamfered corner of the property and has roller shutters and box housing below fascia level.

Description of development

The application proposals are for the installation of a new shop front, removal of security shutters and associated box housing together with the closing up of a door and window on the Landcross Road elevation with matching bricks and then over painted. The arrangement of doors and windows to the shop front would reflect the existing albeit with glazing continuing to street level and removal of the existing brick upstand.

Consultations & Notification Responses

Neighbouring properties were notified, no responses were received.

Issues

Relevant adopted policies are the following:

Core Strategy
Policies SP1 and DM1
Saved Unitary Development Plan policy DC14.1 'Shop Fronts and Related signs'.
NPPF (July 2021)

Issues

Principle - The replacement of a shop front is generally considered acceptable subject to consideration of impacts on visual amenity and residential amenity.

Visual Amenity - The application proposals seek to modernise and renew and existing shop front, the security shutters and side doors to the property appear to be a target for graffiti and the removal of these and replacement with glazing is considered to be of benefit to the general street scene. It is noted that some properties on this parade to retain historic upstands below shop windows however, this is not uniformed, and it is considered in this instance and given this property appears to be a target for graffiti the proposed removal of these brick upstands is not objected to.

The removal of the side door and window to the premises along Landcross Road and bricking up of these with bricks to match then over painted whilst removing an original entrance to the property is considered acceptable.

On the opposite side of Landcross is the grade II listed 256 Wilmslow Road and associated buildings that turn onto Landcross Road. The application proposals are separated from these group of buildings by the road and associated trees and boundary treatments to the listed building. As such the proposals are considered to have a minor beneficial impact on the designated heritage asset given the improvement to the appearance of the application property that are considered to be derived from the application proposals.

Residential Amenity - The proposals are not considered to give rise to any greater impact on residential amenity, the location of the customer entrance would remain similar to that which currently exists.

Access- The proposed entrance would match the existing in terms of door width (approx. 1m) the entrance is limited to the dimensions of the building which has a chamfered detail to the street frontage. This is considered acceptable.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

The application has been determined in a positive and proactive manner. In this instance no issues have arisen and appropriately worded conditions have been proposed.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

Drawing reference 2932-003 Property as proposed as received by the City Council as local planning authority on the 8th March 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 development shall be carried out in accordance with the external materials and finishes as set out on the approved drawings together with bricks to be used in the closing up of the existing window and door on the Landcross Road elevation to match that of the brickwork immediately surrounding those areas to be closed up in size, colour, texture and arrangement.

Reason - In the interests of the visual amenity of the area pursuant to policies DM1 and SP1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

South East Fallowfield Residents Association

Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 318 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 252 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 89 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 156 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 147 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 240 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 287 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 271 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 246 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 66 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 50 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 279 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 246 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 168 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 167 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 142 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 136 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 245 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 224 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 182 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 143 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 103 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 31 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 39, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 25, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 285 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 260 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 228 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 423 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 2 Flat 55, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 350 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 349 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 344 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 1 Flat 31, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 180 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 164 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 129 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

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Room 231 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 273 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 249 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 212 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 190 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 152 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 229 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 16 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 15 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 13 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 53 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 45 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 95 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 450 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 417 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 409 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 370 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 340 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 282 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 419 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 233 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 438 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 437 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 430 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 405 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 399 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 360 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 328 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 472 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 231 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 465 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 459 Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 436 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 434 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 426 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 425 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 378 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 364 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 332 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 322 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 299 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
First Floor And Second Floor, 254 Wilmslow Road, Manchester, M14 6LD
Beer Studio Bar And Kitchen, 256A Wilmslow Road, Manchester, M14 6LB
256 Wilmslow Road, Manchester, M14 6LB
252 Wilmslow Road, Manchester, M14 6LD
Room 448 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 447 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 213 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
2B Landcross Road, Manchester, M14 6NA
Room 116 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 270 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 83 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 82 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 42 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 280 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 112 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 78 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 38 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 29 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 8 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 250 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 225 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 478 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 456 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 421 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 415 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 374 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 317 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 276 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 275 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 241 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 201 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 178 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 24, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 107 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 100 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 97 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 76 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 59 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 57 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 33 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 26 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 237 Flat 36, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 230 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 214 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

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Flat 10, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 297 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 292 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 291 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 290 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 257 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 220 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 422 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 416 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 413 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 310 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 343 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 274 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 242 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 218 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 179 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 162 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 9, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 261 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 213 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 24 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 22 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 258 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 257 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 420 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 411 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 386 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 371 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 305 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 281 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 1 Flat 39, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 265 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 471 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 440 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 398 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 384 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 366 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 304 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 279 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 278 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 263 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 254 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 229 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 468 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 331 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 323 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 298 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 210 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 193 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 124 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 121 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 309 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

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Room 308 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 464 Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 365 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 358 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 335 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 301 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 230 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 222 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 467 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 403 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 396 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 361 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 329 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 225 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 196 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 195 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 188 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 187 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 171 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 148 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 114 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 216 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 84 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 67 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 52 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 51 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 44 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 19 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 11 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 9 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 277 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 253 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 183 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 133 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 111 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 102 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 77 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 61 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 7 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 252 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 251 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 226 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 477 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 446 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 250 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 140 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

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Room 134 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 104 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 10, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 63 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 62 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 31, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 275 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 259 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 258 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 218 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 445 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 376 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 375 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 273 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 204 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 202 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 139 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 130 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 60 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 58 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 35 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 4 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 264 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 262 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 239 Flat 36, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 151 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 149 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 128 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 87 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 46 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 21 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 14 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 268 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 265 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 452 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 418 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 388 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 1 Flat 54, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 372 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 338 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 307 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 235 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 469 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 431 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 429 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 408 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 357 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Room 333 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 326 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 294 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 276 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 264 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 256 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 221 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 433 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 428 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 427 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 395 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 379 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 377 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 353 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 330 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 300 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 186 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 185 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 172 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 153 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 146 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 123 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 286 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 248 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 238 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 113 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 81 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 65 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 43 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 18 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 278 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 32, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 208 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 184 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 166 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 141 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 110 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 109 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 101 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 79 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 64 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 32 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 5 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 36, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 289 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 274 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 227 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 219 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 455 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 454 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 424 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

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Flat 40, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 33, 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
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Fallowfield Central)
Area Team Boundary - Name: SOUTH AREA