

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135777/AO/2022

Date registered valid: 16 December 2022

Proposal: Installation of signage (7x Fascia signs and 1x Projecting sign and 2x Dibond panel, 3x Vinyls)

Address: Tesco, 94A 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: Approved

Date of recommendation: 10 February 2023

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 13 January 2023

Standard consultations:

Printed: 5 January 2023 Expired: 26 January 2023

Neighbour notifications

Printed: 5 January 2023 Expired: 26 January 2023

Site notice

Posted: 13 January 2023 Expired: 3 February 2023

Press advert

Published: 10 January 2023 Expired: 31 January 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

Advertisement Consent is sought for the installation of signage Installation of signage (7x Fascia signs and 1x Projecting sign and 2x Dibond panel, 3x Vinyls). 13 signs in total would be inserted.

Along the primary/ eastern elevation of the property, 7 signs would be inserted. 4 signs would be non-illuminated box fascia signs and largely replace what is on site currently. A new projecting sign in aluminum powder coated white RAL 9010 displaying 'Tesco Express 24hour cash' would be installed, as would a 5mm dibond panel (sign 9) and glazed vinyl to be applied internally (sign 10).

Along the northern/ side elevation of the property, 6 signs would be installed. 3 non-illuminated box fascia signs would be erected which would largely replace the signs currently on the site. Sign 11 and 12 would be external vinyls and sign 13 would be a new wall mounted disabled car park sign.

During the course of the application, concern was raised to the agent about the potential harm to the Conservation Area from the illumination within 3 of the signs and from signs 14,15 and 16 which are considered to create architectural clutter. All the signs have been subsequently changed to no illuminance and signs 14, 15 and 16 have been omitted from the plans.

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 condensor 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 no responses were received.

Whalley Range Forum

Whalley Range Forum were consulted and no responses were received.

Whalley Range Conservation Area Group

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

Highway Services

Highway Services were consulted and provided the following comments on the proposal:

Fascia Sign(s) 1-7

The proposed signs are not located on the adopted highway network.

There is no proposed projection of the fascia signs therefore a projection over license will not be required for the fascia signs.

The proposed luminance for a number of the fascia signs is noted as 350cd/m², this is in line with the MCC recommended maximum of 600cd/m² and is acceptable to Highways.

The fascia signs comply with headroom and carriageway clearance requirements which is acceptable to Highways.

Projecting or hanging sign(s): 1

The proposed sign is not located on the adopted highway network.

The proposed sign extends for a maximum of 0.8m over the adopted highway. As such, a projection over license will not be required.

The is proposed luminance of the static sign is noted as 350cd/m², this is in line with the MCC recommended maximum of 600cd/m² and is acceptable to Highways.

The sign complies with headroom and carriageway clearance requirements which is acceptable to Highways.

Other Type sign(s): 1-8

The proposed x2 Dibond pane; and x6 vinyl signs are not located on the adopted highway network.

There is no proposed projection of the signs and no proposed luminance of the signs.

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 Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk

Issues

POLICY

The National Planning Policy Framework (July 2021)

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

Paragraph 126 states that in 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve'. It further states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Paragraph 136 states that the quality and character of places can suffer when advertisements are poorly sited and designed. It acknowledges that a separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective.

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); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1(Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); 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.

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

According to the NPPF (Chapter 12) the main issues for consideration relate to the impact of the proposals on visual amenity and public safety.

Principle of Development

The development seeks Advertisement Consent for the installation of signage (7x Fascia signs and 1x Projecting sign and 2x Dibond panel, 3x Vinyls) to the applicant property, used to display information relating to the business. The proposed signage would be viewed contextually with the building and would therefore be related to a context with a notable representation of advertising signage.

Visual amenity

New proposals within conservation areas should seek to preserve and enhance its character by considering the relationship of new structures to neighbouring buildings and spaces and the effect of changes to existing buildings. New development should be designed so as to support the Council in preserving or, where possible, enhancing the historic environment. Overarching legislation for development in conservation areas refers at Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to the need for Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of designated areas. These policies form important material considerations in the determination of advertisement applications and are supported by paragraph 136 of the NPPF which advises that 'the quality and character of places can suffer when advertisements are poorly sited and designed'. Paragraph 197 of the NPPF also underline the desirability for new development to make a 'positive contribution to local character and distinctiveness'. With the changes to the

scheme, all the signs are considered appropriate in terms of visual amenity and public safety concerns.

The signs to be installed on the primary/ eastern elevation would largely replace the signs on site at the time of the site visit. The proposal was amended to remove the illuminated element of the proposal, as the introduction of illuminance would not add or enhance the historic qualities within the Conservation Area. As such, these signs are considered to provide valuable information to customers and passers-by about Tesco in a form that is considered acceptable to not cause any harm to the visual amenity of the area.

In addition, the Conservation Area aims to conserve historic qualities. As the signs are similar to those at the site as present, the signs listed above are considered to be sympathetic to the qualities of the Whalley Range Conservation Area. It is also noted that sign 10 with the store directory to be installed internally does not require planning permission.

Further signs would be inserted in the north elevation facing onto the residential properties along Dudley Road. Again, the signs would replace those seen at the site currently. As further signs to be located on the side of the blank elevation of the property have been removed from the plans, it is now considered that the proposal does not create an overdominant feature along Dudley Road or for the residential properties opposite. The colour and font is consistent throughout the proposal and in colours which match the Tesco brand. As such, the appearance, colouration and forms of the signs are considered appropriate and would make a positive contribution to the Whalley Range Conservation Area, by ensuring signs are well maintained and are up to date with the company's brand.

Public safety

Each of the proposals comply with MCC recommendations, and Highway Services have confirmed that the siting of the proposed signage is acceptable, in highway and operational terms.

Conclusion

The proposed signage is considered suitably related to the streetscene and context, in terms of the advertisements' height and siting and are 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 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: Approved

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 for consent to display an advertisement(s) form, stamped as received by the City Council, as Local Planning Authority on 16 December 2022.
- Drawing- Proposed, numbered 02_5908_02C_R1, stamped as received by the City Council, as Local Planning Authority on 9 February 2023.

- Drawing- Proposed- Elevation, numbered 03_5908_03C_R1, stamped as received by the City Council, as Local Planning Authority on 9 February 2023.
- Drawing- Proposed- Elevation, numbered 03_5908_03D_R1, stamped as received by the City Council, as Local Planning Authority on 9 February 2023.
- Drawing- Location Plan, numbered 01_5908_01A, stamped as received by the City Council, as Local Planning Authority on 16 December 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

1) Signs 1, 3, 4, 5, 7, 9, 10, 11, 12 and 13: 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 Applications and Network Resilience teams via Email highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

Whalley Range Forum

Whalley Range Conservation Area Group

Flat 5, 93 Withington Road, Manchester, M16 8EE
Flat 4, 93 Withington Road, Manchester, M16 8EE
Flat 2, 93 Withington Road, Manchester, M16 8EE
Flat 3, 93 Withington Road, Manchester, M16 8EE
Flat 1, 93 Withington Road, Manchester, M16 8EE
First Floor, 94 Withington Road, Manchester, M16 8FA
44 Crystal House, Withington Road, Manchester, M16 8BA
40 Crystal House, Withington Road, Manchester, M16 8BA
43 Crystal House, Withington Road, Manchester, M16 8BA
41 Crystal House, Withington Road, Manchester, M16 8BA
117B Withington Road, Manchester, M16 8EE
117A Withington Road, Manchester, M16 8EE
9 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
5 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
4 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
10 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Flat 1, 103 Withington Road, Manchester, M16 8EE
120 Withington Road, Manchester, M16 8FA
114 Withington Road, Manchester, M16 8FA
Flat 11, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 2, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 1, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 4, 4 May Road, Manchester, M16 8DG
Flat 3, 4 May Road, Manchester, M16 8DG
Flat 1, 120B Withington Road, Manchester, M16 8FA
Flat 3, 120B Withington Road, Manchester, M16 8FA
111 - 113 Withington Road, Manchester, M16 8EE
94 Withington Road, Manchester, M16 8FA
11 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
15 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
12 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
14 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
16 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
3 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
1 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
2 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Flat 1, 111 - 113 Withington Road, Manchester, M16 8EE
Flat 6, 2 May Road, Manchester, M16 8DG
11 Crystal House, Withington Road, Manchester, M16 8BA
14 Crystal House, Withington Road, Manchester, M16 8BA
35 Crystal House, Withington Road, Manchester, M16 8BA
Flat 5, 95 Withington Road, Manchester, M16 8EE
Flat 2, 2 May Road, Manchester, M16 8DG
Flat 9, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 6, 4 May Road, Manchester, M16 8DG
8 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Flat 3, 2 May Road, Manchester, M16 8DG
Flat 12, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR

98 Withington Road, Manchester, M16 8FA
16 Crystal House, Withington Road, Manchester, M16 8BA
19 Crystal House, Withington Road, Manchester, M16 8BA
27 Crystal House, Withington Road, Manchester, M16 8BA
Flat 2, 95 Withington Road, Manchester, M16 8EE
Flat 1, 4 May Road, Manchester, M16 8DG
Flat 10, 2 May Road, Manchester, M16 8DG
Flat 4, 107 Withington Road, Manchester, M16 8EE
Flat 5, 4 May Road, Manchester, M16 8DG
6 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
10 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
4 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
3 Crystal House, Withington Road, Manchester, M16 8BA
Flat 8, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 10, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
9 Crystal House, Withington Road, Manchester, M16 8BA
46 Crystal House, Withington Road, Manchester, M16 8BA
36 Crystal House, Withington Road, Manchester, M16 8BA
24 Crystal House, Withington Road, Manchester, M16 8BA
Flat 8, 2 May Road, Manchester, M16 8DG
Flat 5, 107 Withington Road, Manchester, M16 8EE
Flat 2, 107 Withington Road, Manchester, M16 8EE
Flat 5, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
118 Withington Road, Manchester, M16 8FA
Flat 4, 103 Withington Road, Manchester, M16 8EE
1 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
13 Crystal House, Withington Road, Manchester, M16 8BA
18 Crystal House, Withington Road, Manchester, M16 8BA
42 Crystal House, Withington Road, Manchester, M16 8BA
37 Crystal House, Withington Road, Manchester, M16 8BA
23 Crystal House, Withington Road, Manchester, M16 8BA
Flat 12, 2 May Road, Manchester, M16 8DG
39 Crystal House, Withington Road, Manchester, M16 8BA
8 Crystal House, Withington Road, Manchester, M16 8BA
17 Dudley Road, Manchester, M16 8GQ
11 Dudley Road, Manchester, M16 8GQ
9 Dudley Road, Manchester, M16 8GQ
7 Dudley Road, Manchester, M16 8GQ
105 Withington Road, Manchester, M16 8EE
6 Dudley Road, Manchester, M16 8DE
Flat 3, 103 Withington Road, Manchester, M16 8EE
7 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
29 Crystal House, Withington Road, Manchester, M16 8BA
118A Withington Road, Manchester, M16 8FA
5 Crystal House, Withington Road, Manchester, M16 8BA
31 Crystal House, Withington Road, Manchester, M16 8BA
34 Crystal House, Withington Road, Manchester, M16 8BA
Flat 4, 95 Withington Road, Manchester, M16 8EE
19 Dudley Road, Manchester, M16 8GQ
5 Dudley Road, Manchester, M16 8GQ
101 Withington Road, Manchester, M16 8EE
Whalley Range Post Office, 108 Withington Road, Manchester, M16 8FA
Flat 8, 4 May Road, Manchester, M16 8DG
8 Hazel Court, 23 Dudley Road, Manchester, M16 8DS

2 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
20 Crystal House, Withington Road, Manchester, M16 8BA
15 Dudley Road, Manchester, M16 8GQ
38 Crystal House, Withington Road, Manchester, M16 8BA
22 Crystal House, Withington Road, Manchester, M16 8BA
12 Crystal House, Withington Road, Manchester, M16 8BA
7 Burlin Court, 4 Dudley Road, Manchester, M16 8FN
Flat 4, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
116 Withington Road, Manchester, M16 8FA
Flat 2, 103 Withington Road, Manchester, M16 8EE
Flat 6, 107 Withington Road, Manchester, M16 8EE
3 Dudley Road, Manchester, M16 8GQ
Ground Floor, 102 Withington Road, Manchester, M16 8FA
6 Crystal House, Withington Road, Manchester, M16 8BA
15 Crystal House, Withington Road, Manchester, M16 8BA
21 Crystal House, Withington Road, Manchester, M16 8BA
26 Crystal House, Withington Road, Manchester, M16 8BA
10 Crystal House, Withington Road, Manchester, M16 8BA
1 Crystal House, Withington Road, Manchester, M16 8BA
Flat 9, 2 May Road, Manchester, M16 8DG
2 Crystal House, Withington Road, Manchester, M16 8BA
17 Crystal House, Withington Road, Manchester, M16 8BA
45 Crystal House, Withington Road, Manchester, M16 8BA
47 Crystal House, Withington Road, Manchester, M16 8BA
48 Crystal House, Withington Road, Manchester, M16 8BA
30 Crystal House, Withington Road, Manchester, M16 8BA
7 Crystal House, Withington Road, Manchester, M16 8BA
32 Crystal House, Withington Road, Manchester, M16 8BA
25 Crystal House, Withington Road, Manchester, M16 8BA
28 Crystal House, Withington Road, Manchester, M16 8BA
33 Crystal House, Withington Road, Manchester, M16 8BA
4 Crystal House, Withington Road, Manchester, M16 8BA
Flat 1, 95 Withington Road, Manchester, M16 8EE
Flat 3, 95 Withington Road, Manchester, M16 8EE
12 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
9 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
11 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
Flat 6, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 5, 109 Withington Road, Manchester, M16 8EE
Flat 2, 109 Withington Road, Manchester, M16 8EE
Flat 7, 2 May Road, Manchester, M16 8DG
Flat 5, 2 May Road, Manchester, M16 8DG
Flat 1, 2 May Road, Manchester, M16 8DG
Flat 7, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
106 Withington Road, Manchester, M16 8FA
100 Withington Road, Manchester, M16 8FA
6 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
5 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
3 Hazel Court, 23 Dudley Road, Manchester, M16 8DS
21 Dudley Road, Manchester, M16 8GQ
Flat 3, May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Flat 3, 109 Withington Road, Manchester, M16 8EE
Flat 3, 107 Withington Road, Manchester, M16 8EE
Flat 2, 4 May Road, Manchester, M16 8DG

Flat 11, 2 May Road, Manchester, M16 8DG
Flat 4, 2 May Road, Manchester, M16 8DG
13 Dudley Road, Manchester, M16 8GQ
Flat 1, 107 Withington Road, Manchester, M16 8EE
99 Withington Road, Manchester, M16 8EE
Flat 9, 4 May Road, Manchester, M16 8DG
114A Withington Road, Manchester, M16 8FA
Flat 7, 4 May Road, Manchester, M16 8DG
Flat 2, 106A Withington Road, Manchester, M16 8FA
Car Wash Adjacent 117, Withington Road, Manchester, M16 8EE
97 Withington Road, Manchester, M16 8EE
Flat 1, 100 Withington Road, Manchester, M16 8FA
Top Flat, Whalley Range Post Office, 108 Withington Road, Manchester, M16 8FA
Flat 1, 104 Withington Road, Manchester, M16 8FA
May Court, 60 Victoria Road, Whalley Range, Manchester, M16 8DR
Burlin Court, 4 Dudley Road, Manchester, M16 8DE
Flat 1, 109 Withington Road, Manchester, M16 8EE
Flat 6, 109 Withington Road, Manchester, M16 8EE
Flat 4, 109 Withington Road, Manchester, M16 8EE
120B Withington Road, Manchester, M16 8FA
Flat 1, 106A Withington Road, Manchester, M16 8FA
104 Withington Road, Manchester, M16 8FA
94B Withington Road, Manchester, M16 8FA
94C Withington Road, Manchester, M16 8FA
Flat 1, 102 Withington Road, Manchester, M16 8FA
120A Withington Road, Manchester, M16 8FA
Flat 5, 103 Withington Road, Manchester, M16 8EE
110 - 112 Withington Road, Manchester, M16 8FA
Top Flat, 117A Withington Road, Manchester, M16 8EE
Top Flat, 116 Withington Road, Manchester, M16 8FA
2 May Road, Manchester, M16 8DG
109 Withington Road, Manchester, M16 8EE
103 Withington Road, Manchester, M16 8EE
Flat 2, 120B Withington Road, Manchester, M16 8FA
Flat 6, 103 Withington Road, Manchester, M16 8EE
98A Withington Road, Manchester, M16 8FA
Flat 2, 111 - 113 Withington Road, Manchester, M16 8EE
Flat 3, 111 - 113 Withington Road, Manchester, M16 8EE
Flat 4, 111 - 113 Withington Road, Manchester, M16 8EE
113A 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