

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133618/JO/2022

Date registered valid: 27 April 2022

Proposal: Variation of condition numbers: 2 (specified plans) and 10 (obscure glazing) from planning approval reference 127016/FO/2020 to allow amendments: to the materials and layout of steps to the main entrance, materials to be used in the rainwater goods, alterations to the design of windows in the rear extension, heads of windows in the rear elevation of the original building and rear extension; treatment of window sills in the rear extensions and omission of dummy window in the side elevation of the rear extension; and, to allow the partial occupation prior to the installation of obscure glazing

Address: 363 Wilmslow Road, Manchester, M14 6XU

Ward(s): Withington Ward

Applicant: Feltham Management Limited 20 Aldwych Avenue, Manchester, M14 5NL

Agent (if any): Alyn Nicholls Alyn Nicholls Chartered Town Planner 140 Denby Lane, Upper Denby, Huddersfield, HD8 8UN

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

Recommendation: Refuse

Date of recommendation: 22.07.2022

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 10th May 2022

Standard consultations:

Printed: 5 May 2022 Expired: 26 May 2022

Neighbour notifications

Printed: 5 May 2022 Expired: 26 May 2022

Site notice

Posted: 10 May 2022 Expired: 31 May 2022

Press advert

Published: 10 May 2022 Expired: 31 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

Description

The application property is a grade II listed building, having been formally designated in 1974, and forms an end property of a short terrace row of three buildings known as 'Norton Place'. The property was originally constructed as a dwellinghouse, along with the other two buildings in the row. Predominately two storey in height, the property benefited from a basement area, two-storey outrigger to the rear and attic accommodation.

The front of the property has two ground floor bay windows with central entrance door way and steps. The bays and doorway have distinctive decorative detailing as do the eaves of the property. The upper floor windows have vertical sash windows, with vertical glazing bars, and a more simple stone surround.

The side gable wall to the property has a similar bay window as the front elevation with decorative features and an upper floor window, which again follows the same style and features as the front elevation.

The rear elevation of the property was once characterised by a two-storey outrigger. This was similar to the outriggers, which remain evident within the remainder of the terrace row at properties 359 and 361 Wilmslow Road known as 'Norton Place'.

A low boundary wall and gate post mark the entrance to the front curtilage of the property which once formed the front garden and now consists of hardstanding for car parking. To the rear of the property is a landscaped garden area with cycle store and clothes drying area. The list description for the property indicates it was in use in 1974 as offices and the planning history for the property indicates it was used as a medical centre from 1979 to 2010. There appears to have been an education use in the building subsequently prior to it becoming vacant.

The surrounding area is mixed use in nature. The application property, together with the other properties in the terrace that form Norton Place, retain their residential character.

Development Proposals

Planning and Listed Building Consent was granted under application references 127016/FO/2020 and 127017/LO/2020 for the erection of basement and two storey rear extension to create 9no. self-contained flats together with other works including internal alterations, the rebuilding of gate piers, the laying out of car parking area and the provision of a cycle store and refuse store.

In determining those applications supporting statements indicated that the proposals conformed closely to the proposals for the conversion and extension of the property to form 9 no. apartments granted planning and listed building consent in 2015.

The approved scheme subject of this variation comprised: four one-bed duplex apartments on the ground level and basement, two one-bed flats on the first floor, a two-bed flat in the attic and two two-bed flats in the extension to create a total of nine apartments. Each duplex apartment would occupy one of the original rooms on the ground level and the corresponding space in the lower ground floor. The first floor apartments would each occupy two rooms, front to back, while the two-bed apartment would occupy the three existing rooms on the upper level. The rooms located towards the front of the building on the ground and first floor have been refurbished and returned to close to their original size. The applicant indicates that the number of partition walls introduced have been kept to a minimum throughout the existing building. The extension has two storeys and a floorplate of about 60m² per floor. The extension would be constructed traditionally, with loadbearing brick-faced cavity using salvaged bricks, slate roof. Windows and doors are to be of painted timber.

The current variation of condition application seeks to change elements of the approved scheme that impacts on the external elevations of the extension building together with changes to elements of internal works approved under the original permission. The amendments that permission is sort for are:

- Staged completion of the building
- Use of aluminium heritage style rainwater goods in lieu of cast iron
- Use of stone effect concrete entrance steps in lieu of natural stone
- Retention of the installed suspended ceiling and omit further works to the concealed original ceiling and cornice together with the omission of a replica cornice below the suspended ceiling
- Design details to the rear extension including removal of swept arch heads to windows, alter the window size, removal of dummy windows, retain concrete sills, change to fenestration pattern.
- Omit the installation

A separate variation to the listed building consent application (reference 133619/JO/2022) has also been submitted.

Relevant Planning History

March 2001 - Application for Planning permission 061665/FO/SOUTH1/01, Part single part two storey rear extension, new entrance at side of property with access ramp and parking at rear. Approved June 2001.

March 2001- Application for Listed Building Consent 061666/LO/SOUTH1/01, LISTED BUILDING CONSENT Part single part two storey rear extension, new entrance at side of property with access ramp and parking at rear and internal alterations. Approved June 2001.

May 2008 -Planning application 086507/FO/2008/S1 Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping. Approved July 2008.

May 2008 - Application for Listed Building Consent 086581/LO/2008/S1 LISTED BUILDING CONSENT for the erection of a part single/part 2 storey rear extension, new access ramp and side entrance, car parking in rear garden and associated landscaping Approved July 2008.

July 2014 - Planning application 106424/FO/2014/S1 Erection of part single, part two-storey rear extension to existing building together with excavation of rear garden to create nine flats, with landscaping and parking Approved September 2014.

July 2014 - Application for Listed Building Consent 106425/LO/2014/S1 Listed Building Consent for the erection of part single, part two-storey rear extension to existing building together with excavation of rear garden and internal alterations in association with the creation of nine flats, Approved September 2014.

March 2015 -Planning application 107448/FO/2014/S1 Erection of part single, part two-storey rear extension to existing building together with excavation of rear garden to create 9no. self contained flats with landscaping and parking, Approved May 2015.

March 2015- Application for Listed Building Consent 107449/LO/2014/S1 Listed Building Consent for the erection of part single, part two-storey rear extension to existing building together with excavation of rear garden and internal alterations in association with the creation of 9no. flats, Approved May 2015.

June 2017 Planning application 116773/FO/2017, Change of Use from doctors surgery to create 10no. self contained flats including the erection of a basement and two storey rear extension to existing building together with excavation of rear garden with associated landscaping and parking, Refused August 2017

June 2017 -Application for Listed Building Consent 116774/LO/2017, Listed Building Consent for the erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking ,Refused August 2017

July 2018 - Planning application 120505/FO/2018, Erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking, Refused October 2018.

July 2018 - Application for Listed Building Consent 120506/LO/2018, Listed Building Consent for the erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking. Refused October 2018.

Appeal against refusal of Planning permission 120505/FO/2018 and 120506/LO/2018 dismissed following Public Enquiry in July 2019.

June 2020 - Planning application 127016/FO/2020, Erection of basement and two storey rear extension to create 9no. self contained flats together with various other works including internal alterations, the rebuilding of gate piers, the laying out of car parking area and the provision of a cycle store and refuse store, Approved June 2021

June 2020 - Application for Listed building consent 127017/LO/2020 for the erection of two storey rear extension to create 9 no. self contained flats together with various other works including internal alterations, the rebuilding of gate piers, the laying out of car parking area and the provision of a cycle store and refuse store

Consultations & Notification Responses

Neighbouring properties were notified, a site notice was posted and advertisement was placed in the Manchester Evening News. No responses were received.

Policy

The development plan consists of the:

- Manchester Core Strategy Development Plan Document (Adopted July 2012); and
- The extant Unitary Development for the City of Manchester (Adopted 1995)

The Manchester Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP). The Core Strategy sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the development plan unless material considerations indicate otherwise.

The relevant policies to in considering this application are as follows:

Policy SP1 '*Spatial Principles*'

Policy EN1 '*Design principles and strategic character areas*'

Policy EN3 '*Heritage*'.

Policy DM1 '*Development Management*'

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which remain part of the development plan and the starting point for decision making pursuant to section 38 (6) of the Planning and Compulsory Purchase Act. The below saved policies are considered relevant.

Saved policy DC1 '*Residential Extensions*' states that this policy is applicable to extensions to properties in use as flats (part DC1.6).

Saved policy DC1 outlines a number of general criteria which is considered relevant in the determination of residential extensions it provides the considerations when determining

applications including that extensions should not be excessively large or bulky; extensions should not be out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details.

Saved policy DC5 '*Flat conversions*' states at DC5.2 that there will be a general presumption in favour of flat conversions within residential areas, on the upper floors of businesses within commercial areas and in properties on main road frontages, subject to other relevant policies of the Plan.

Saved policy DC19 '*Listed Buildings*' states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

The National Planning Policy Framework (NPPF- 2021) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Relevant sections to this application are contained in Section 12 (Achieving well-designed places) and Section 16 (Conserving and enhancing the historic environment)

The creation of high quality, beautiful and sustainable buildings and places is identified as fundamental to what the planning and development process should achieve.

The NPPF indicates that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The NPPF states that in determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site; and b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Issues

Principle – The principle of the conversion of the application property to 9 no. self-contained apartments facilitated by the erection of a rear extension has been accepted through the granting of the principle permission that variations are now sort. In this instance the application proposals seek to omit and alter the permission previously granted permission and further consideration of these matters is required.

Effects on the listed building - The frontage of Norton Place presents a grand and broadly symmetrical Italianate style elevation to Wilmslow Road. The stucco rendering, deep eaves with ornate bracketing, central feature gable, Corinthian pilaster doorways, canted bay windows and stone quoining at either end, serve to create a visually prominent and distinctive local landmark.

Whilst the side gables are less detailed they are considered to have been designed as part of the overall aesthetic of the terrace of properties that forms Norton Place. The rear elevations of the properties on Norton Place are more subservient of stock brick construction and considered utilitarian in appearance, and were more modest in terms of materials and of windows openings but together demonstrate the historic development of the area and the age in which they were built. The principle significance of the Grade II listed building at 363 Wilmslow Road are the front and side elevations with the rear elevation reflecting the character of more modest detailing and finishes.

The Historic England (HE) Listing of Norton Place indicates that an interior inspection of the property was not undertaken at the time of its listing in 1974. The guidance of HE is that listing descriptions were not intended to be a comprehensive or exclusive record of the special interest or significance of a building. It is fact that the whole of a listed building is covered by its designation, including its interior. In this instance the internal configuration of the building was previously compromised by small scale unsympathetic alterations and additions that were undertaken in association with its previous usage over a period of time. However, evidence available indicates that prior to the unauthorised works having taken place, there were present within the interior of the building decoration and finishes that contributed towards the appreciation of the original construction of the building. These included flagstones, decorative plasterwork, skirtings and architraves, timber panelling and shutters to bay windows and original doors. It is considered therefore that the interior of the building did contribute to the special

interest and significance of the building and the proposals impacts on the significance of the interior is required.

The proposed extension – In approving the original consent subject of this variation application it was considered that the inclusion of window sizes and styles more reflective of the original rear elevation, together with segmental arch features more closely reflected the rear elevations of the group of properties forming the listed Norton Place. This was an important consideration and that the proposed rear extension reflected the hierarchy of significance of the listed building in continuing to reflect a more modest and subservient built form to the more significant front and side elevations.

The conclusion was that the proposed extension would result in harm to the listed building, as the front and side elevations of the application property would remain largely intact as a result of the proposal the level of harm was considered to be of less than substantial harm. The proposed change to this element of the scheme is considered to erode the quality and authenticity of the design response previously approved.

Other works - In addition to the rear extension the approved proposals incorporated a number of other works to the building that would replace elements installed as part of the unauthorised works to the property these include:

- The replacement of uPVC windows and doors with timber sliding sash windows;
- The installation of three no. rooflights to the front roof plane (instead of the 6 installed) and 4 no rooflights to the rear roof plane (instead of 5 installed)
- The replacement of uPVC rainwater goods with heritage aluminium cast downpipes and guttering
- Removal of boiler vents and alarm boxes from the side gable wall
- Reinstatement of stone gateposts
- Reinstatement of stone flight of steps to front entrance

The re-introduction of traditional timber framed windows to the existing building together with more appropriately sized timber windows to the proposed extension and rear elevation were considered to reduce the degree of harm of the loss of the original windows from the building.

The current proposals seek to reverse a number of these elements of the approved scheme, as set above the cumulative effect of the changes set out is to diminish the approved scheme and erode features that were considered to assist in overcoming the harm identified.

Matters relating to allow the partial occupation of the property prior to the installation of obscure glazing are considered to have been achievable on there own as part of a distinct application, however in this instance other proposed changes are considered to not be acceptable.

Internal works – The proposed conversion of the listed property encompasses a range of works to ensure it is suitable for habitation and provide a safe environment for future occupiers. The approved application proposals were modified to incorporate and replace lost features undertaken as part of the unauthorised works.

The internal works comprised:

- The installation of internal staircases for the duplex apartments,
- The re-instatement of timber panelling to the bay windows to ground floor rooms;
- The provision of replacement ceiling cornicing, picture rails and moulded skirting boards;
- Re-instatement of acanthus design console brackets within hall.
- Raising of part of the ground floor;
- Insertion of suspended ceilings in the ground floor spaces to meet fire and sound insulation requirements.

It was considered that these works, whilst acknowledging that these corrected previous unauthorised works, would benefit the building and that these together with other works, would have modest heritage benefits.

The conclusion of the original approval was that when considering the overall harm to the listed building, the proposal would not lead to 'substantial harm' or the total loss of the significance of the designated heritage asset, that being number 363 Wilmslow Road and the group of Grade II Listed Buildings identified as 'Norton Place'. The erection of the extension was considered to lead to less than substantial harm to the significance of a designated heritage asset. Therefore in accordance with the NPPF *'where a development proposal will lead to a less than significant harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal, including securing its optimum viable use'*.

The effect of the proposed changes - The previous approval followed a lengthy public inquiry with the appeal being dismissed. The inspector placed significant weight on the heritage value of the original internal features that had been removed. Lengthy discussions and negotiations were had together with concessions in order to arrive at an approved scheme that could be supported by the Council and followed the principles set out in the appeal Inspectors decision.

It is considered that the current amendments go against the principles and carefully detailed reinstatement works that have been previously agreed. The internal features contribute to the architectural and historic significance of the grade II listed building and there was evidence that these features exist to enable authentic reinstatement. The elevational changes proposed to the rear extension were both a compromise to assist the applicant but also considered to be the correct architectural and heritage approach, the proposed alterations are considered to dilute the design intent previously negotiated and approved.

Public Benefit - The improvements to the front and side elevation of the property together with the proposed works to replace the stone steps and gate posts, together with the renewal of the front forecourt parking area were considered to derive a direct and visible public benefit given the significance of these elevations within the immediate area. The amendments proposed dilute this benefit.

The proposals would result in the re-use of a designated heritage asset and secure its long term use whilst contributing to the overall stock of residential dwellings in a highly sustainable location. This was considered to be of a major public benefit. Whilst acknowledging the submitted information to support this application, unauthorised and illegal removal of features and the difficulty of potential reinstatements cannot be used to justify a dilution of the approved scheme as set out in the NPPF.

In this instance it is considered that the proposed amendments would dilute the public benefits that derived from the originally approved proposals and as such cannot be supported.

Conclusion – As set out within this report, the original approval provided further improvements including to the sizes and design of the windows to be incorporated into the extension together with further internal works to replicate some of the historic features lost as part of the unauthorised works, including timber panelling and shutters to the ground floor front rooms. As such the amended proposals that impact on the original approved scheme are not considered to be acceptable.

Human Rights Act 1998 considerations

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

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

Recommendation: Refuse

Article 35 Declaration

In this instance concerns with the application were expressed to the applicant's agent, the proposal do not comply with the development plan and there are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

Reasons for recommendation to refuse

- 1) The proposed elevational alterations to: the materials and layout of steps to the main entrance; materials to be used in the rainwater goods; alterations to the design of windows in the rear extension; heads of windows in the rear elevation of the original building and rear extension; treatment of window sills in the rear extensions and omission of dummy window in the side elevation of the rear extension; subject of this application fail to preserve or enhance the Grade II designated heritage asset causing harm that cannot and has not been justified by public benefit, and is therefore considered to be contrary to Sections 16(2) and 66 of (Listed Buildings and Conservation Areas) Act 1990, Sections 12 (Achieving well designed places) and 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, The Core Strategy for the City of Manchester, in particular Policies SP1, DM1 and EN3 and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Withington Civic Society
Rusholme, Fallowfield & Moss Side Civic Society
South East Fallowfield Residents Association

2A Egerton Road, , Manchester, , M14 6XW
Flat 10, 363 Wilmslow Road, Manchester, M14 6XU
Flat 9, 363 Wilmslow Road, Manchester, M14 6XU
Flat 8, 363 Wilmslow Road, Manchester, M14 6XU
Flat 7, 363 Wilmslow Road, Manchester, M14 6XU
Flat 6, 363 Wilmslow Road, Manchester, M14 6XU
Flat 5, 363 Wilmslow Road, Manchester, M14 6XU
Flat 4, 363 Wilmslow Road, Manchester, M14 6XU
Flat 3, 363 Wilmslow Road, Manchester, M14 6XU
Flat 2, 363 Wilmslow Road, Manchester, M14 6XU
Flat 1, 363 Wilmslow Road, Manchester, M14 6XU
4 Besford Close, Manchester, M14 6NF
13 Besford Close, Manchester, M14 6NF
11 Besford Close, Manchester, M14 6NF
Flat 12, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
McDonald's, 336 Wilmslow Road, Manchester, M14 6XQ
Willowbank Hotel, 340 - 342 Wilmslow Road, Manchester, M14 6AF
Flat 2, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 3, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 1, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 6, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 7, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 8, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 4, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 5, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 9, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 11, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 10, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
361 Wilmslow Road, Manchester, M14 6XU
359 Wilmslow Road, Manchester, M14 6XU
Flat 16, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 14, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 11, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 9, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 6, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
359A Wilmslow Road, Manchester, M14 6XU
Flat 18, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 17, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 15, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 13, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 12, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 10, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 8, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 7, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 5, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 4, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 1, The Portland, 1 Whiteoak Road, Manchester, M14 6WT

Flat 3, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 2, The Portland, 1 Whiteoak Road, Manchester, M14 6WT

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 (Wilmslow Road/Egerton Road)

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH