

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144368/FO/2025

Date registered valid: 20 November 2025

Proposal: Installation of a new shop frontage with window frames to the first floor together with an extraction flue to the rear elevation

Address: 453 Wilmslow Road, Manchester, M20 4AN

Ward(s): Withington Ward

Applicant: Mr Ahmed Ali, ANK MOR Ltd

Agent (if any): Mr Darren Pomfret, Manchester Building Design Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 December 2025

Standard consultations: Printed: 28 November 2025 Expired: 19 December 2025

Neighbour notifications: Printed: 28 November 2025 Expired: 19 December 2025

Site notice: Posted: 1 December 2025 Expired: 22 December 2025

Press advert: Published: 2 December 2025 Expired: 23 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced modern property situated along a traditional high street in the Withington Conservation Area. The property is currently vacant but was formerly occupied by Lloyds Bank. Prior to unauthorised works taking place, the property featured a modern aluminium framed shopfront to the ground floor and large first floor horizontally proportioned windows. The property has little architectural merit, however, exhibited some consistency at ground floor level with the shopfronts on the adjacent properties.

As previously noted, the application property is located within the Withington Conservation Area. Withington Conservation Area evolved primarily in the 19th century, centred on the village high street. Characterised by its architectural quality and variety, cultural vibrancy, and mixed uses, it is defined by a townscape of civic buildings, public houses, churches, banks, and a mix of grand and smaller-scale domestic dwellings that tell the story of the area's growth and continued vitality.







Description of development

The applicant is seeking planning permission for the “Installation of a new shop frontage with window frames to the first floor together with an extraction flue to the rear elevation”.

Relevant planning history

143214/FO/2025 - Elevational alterations including infilling of first-floor windows, introduction of a new arched entrance and application of new external materials and installation of flue – Refused (10.09.2025).

143215/AO/2025 - Installation of 1 internally and 1 externally illuminated sign – Refused (09.09.2025).

144369/AO/2025 - Installation of 1no. externally illuminated through / backlit fascia sign and 1no. non-illuminated projecting sign – Refused (22.12.2025).

Consultations & Notification Responses

In response to the original proposal which sought planning permission for a “*Retrospective application for the retention of a security shutter to the front elevation and extraction flue to the rear elevation, and the installation of a new shop frontage and window frames to the first floor*”:

Local residents – no responses received.

Withington Village Regeneration Partnership – no response received.

An objection was received from **Withington Civic Society**; the comments are summarised as follows:

- Substantial concerns.
- Applicants have already removed the shopfront and installed an unauthorised roller shutter, contrary 6.2.4 of the Council's Shopfront and Signage Design Guide.
- The proposed front elevation is inappropriate.
- There is no Design and Access Statement, not any Heritage Statement.
- In any event the proposal bears no resemblance whatsoever to the heritage and architectural forms of South Manchester and Withington in particular.
- We consider it would damage the Conservation Area.
- The listed buildings in the conservation area should be recorded with photos and descriptions along with distance from the application site.
- An impact assessment should have the impact of all interventions measured and what level of harm each causes should be recorded.
- The existing building while now painted was originally exposed finishes of natural render that was later painted. There is very little render in the conservation area, only the adjacent Istanbul restaurant and the flats above coffeelab, all of which are painted white, or light colours. Although the drawings indicate that the render is painted white, the first floor has now been rendered in a sand colour which is not in the character of the conservation area at all.
- The whole frontage as designed would be obtrusive in the street-scene and out of character with the Conservation Area. It would be contrary to the aims and of objectives of the Shopfront Design Guide recently introduced and approved by Manchester City Council.
- In short, the proposals would fail to preserve or enhance the character or appearance of the Conservation Area. In the language of the Framework, they would cause less than substantial harm to the significance of the Conservation Area. We acknowledge that there would be an economic benefit to the building being re-occupied for a business purpose. However, there is no evidence that the proposed external alterations are necessary to achieve this end.

Objections were received from local ward members **Councillor Chris Wills** and **Councillor Becky Chambers**; the comments are summarised as follows:

- Serious concerns in relation to this application.
- The applicants have already removed the shopfront and installed an unauthorised roller shutter contrary to 6.2.4 of the Council's Shopfront and Signage Design Guide.
- We consider the proposed front elevation is inappropriate.
- There is no Design and Access Statement, not any Heritage Statement. Nor is it sympathetic to Withington Conservation Area, in which this property is located.

- The listed buildings in the conservation area should be recorded with photos and descriptions along with distance from the application site. There is also no impact assessment.
- 453 Wilmslow Road now has painted render, and although the drawings indicate this is to be painted white, the finished rendering on the first floor is in a sand colour, which again does not match the character of the conservation area.
- The whole frontage as designed would be obtrusive in the street-scene and out of character with the Conservation Area. It would be contrary to the aims and objectives of the Shopfront Design Guide recently introduced and approved by Manchester City Council.
- The first floor appears to have been converted from flats into a restaurant, without a change of use application.
- Lack of regard for the local conservation area, with multiple breaches of planning control.

MCC's Environmental Health Services requested conditions relating to the control of fumes/vapours/odours, and external plant/equipment/servicing be attached in the event of an approval.

MCC's Highways Services made the following comments in response to the application:

- A new shop front is to be installed and appears to not affect the adopted highway.
- Entrance door to the site is inward opening.
- The security shutter is to be retained.
- The extraction flue is located to the rear elevation within the site red-line boundary.
- Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Team.

In response to the revised proposal, which seeks planning permission for the *“Installation of a new shop frontage with window frames to the first floor together with an extraction flue to the rear elevation”*:

Local residents – no responses received.

Withington Village Regeneration Partnership – no response received.

Withington Civic Society maintained their objections to the scheme, indicating that the revised scheme does not alter their initial views which are summarised as follows:

- Substantial concerns.
- Applicants have already removed the shopfront and installed an unauthorised roller shutter, contrary 6.2.4 of the Council's Shopfront and Signage Design Guide.
- The proposed front elevation is inappropriate.
- There is no Design and Access Statement, not any Heritage Statement.
- In any event the proposal bears no resemblance whatsoever to the heritage and architectural forms of South Manchester and Withington in particular.
- We consider it would damage the Conservation Area.
- The listed buildings in the conservation area should be recorded with photos and descriptions along with distance from the application site.
- An impact assessment should have the impact of all interventions measured and what level of harm each causes should be recorded.
- The existing building while now painted was originally exposed finishes of natural render that was later painted. There is very little render in the conservation area, only the adjacent Istanbul restaurant and the flats above coffeelab, all of which are painted white, or light colours. Although the drawings indicate that the render is painted white, the first floor has now been rendered in a sand colour which is not in the character of the conservation area at all.
- The whole frontage as designed would be obtrusive in the street-scene and out of character with the Conservation Area. It would be contrary to the aims and objectives of the Shopfront Design Guide recently introduced and approved by Manchester City Council.
- In short, the proposals would fail to preserve or enhance the character or appearance of the Conservation Area. In the language of the Framework, they would cause less than substantial harm to the significance of the Conservation Area. We acknowledge that there would be an economic benefit to the building being re-occupied for a business purpose. However, there is no evidence that the proposed external alterations are necessary to achieve this end.

Local ward members **Councillor Chris Wills** and **Councillor Becky Chambers** – no response received.

MCC's Environmental Health Services – no response received.

MCC's Highways Services made the following comments in response to the application:

- A new shop front is to be installed and appears to not affect the adopted highway.
- Entrance door to the site is inward opening away from the footway and highway.
- The extraction flue is located to the rear elevation within the site red-line boundary.
- A separate advertising consent application will be required for the proposed signs

Policies

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC14 – Shopfronts and Related Signs
- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise
- Policy E3.3 – Environment Improvement and Protection

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)

- Chapter 4 – Decision Making
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage

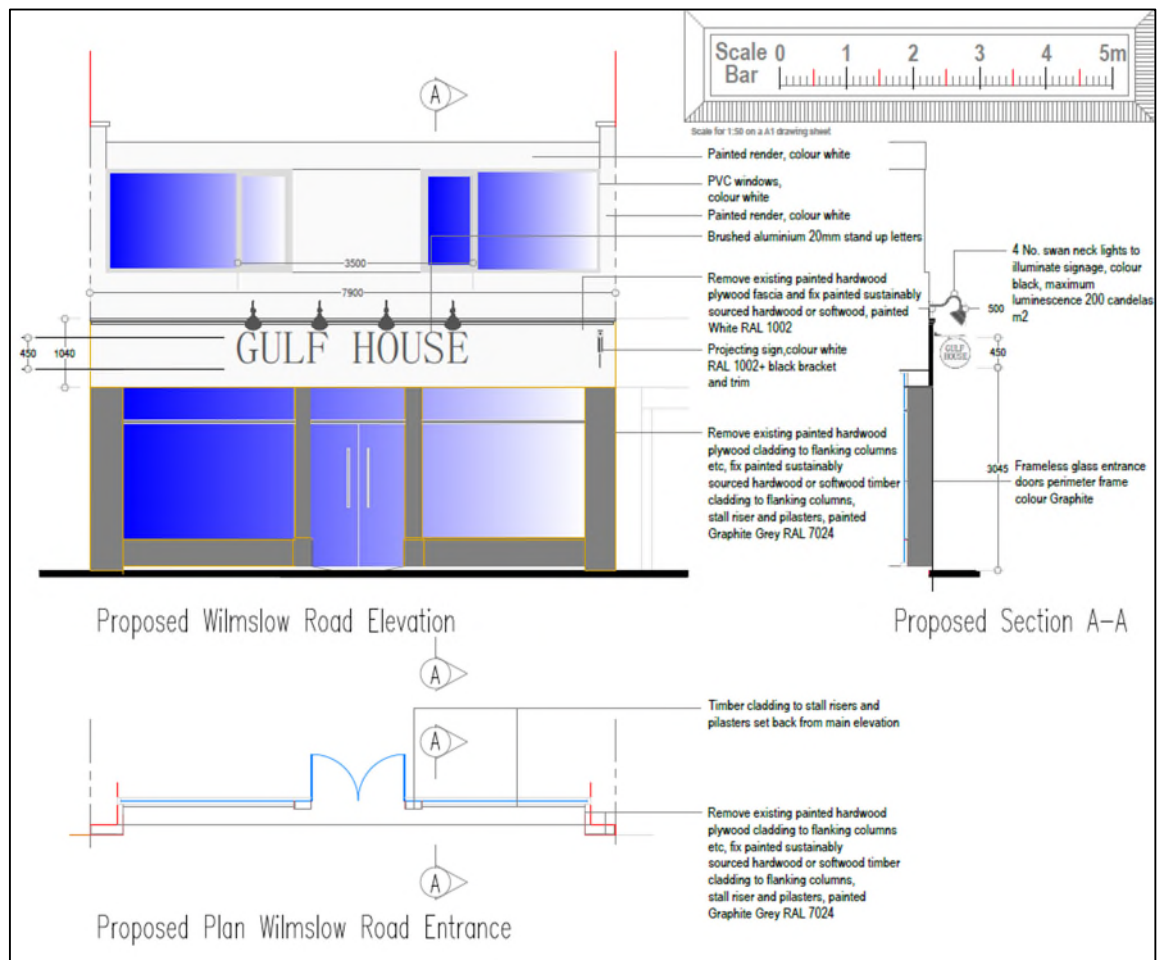
Withington Conservation Area Regeneration Plan (2024) - The Withington Conservation Area Regeneration Plan is a heritage-led initiative aimed at safeguarding the area’s distinctive Victorian character while promoting sustainable economic and social vitality. It prioritizes the sensitive restoration of historic shopfronts and façades, the enhancement of public spaces through improved signage, lighting, and street furniture, and the creation of attractive, accessible areas for community interaction. The plan supports local businesses by encouraging independent traders and offering guidance for high-quality shopfront improvements, while establishing cohesive design standards to reinforce a unified sense of place. Central to its principles is fostering community pride, integrating public art and pocket spaces, and ensuring long-term stewardship of heritage assets through maintenance, education, and collaborative planning.

Shopfront and Signage Design Guide (2024) – Manchester’s Shopfront and Signage Design Guide establishes clear principles to ensure that shopfronts and advertisements contribute positively to their surroundings. It emphasizes contextual design, requiring new and altered shopfronts to respect the architectural proportions, alignment, and materials of their host buildings and neighbouring units. The guide promotes cohesive streetscapes, encouraging consistency in scale, siting, colour, and finish to enhance the overall appearance of shopping areas. It prioritizes accessibility, mandating compliance with inclusive design standards (BS 8300-2, Part M), and addresses sustainability by encouraging the retention and careful repair of existing features while using durable, recyclable materials. Finally, it underscores the need for sensitive signage and security, advising minimal corporate branding where it conflicts with local character and promoting subtle, well-integrated illumination and security features

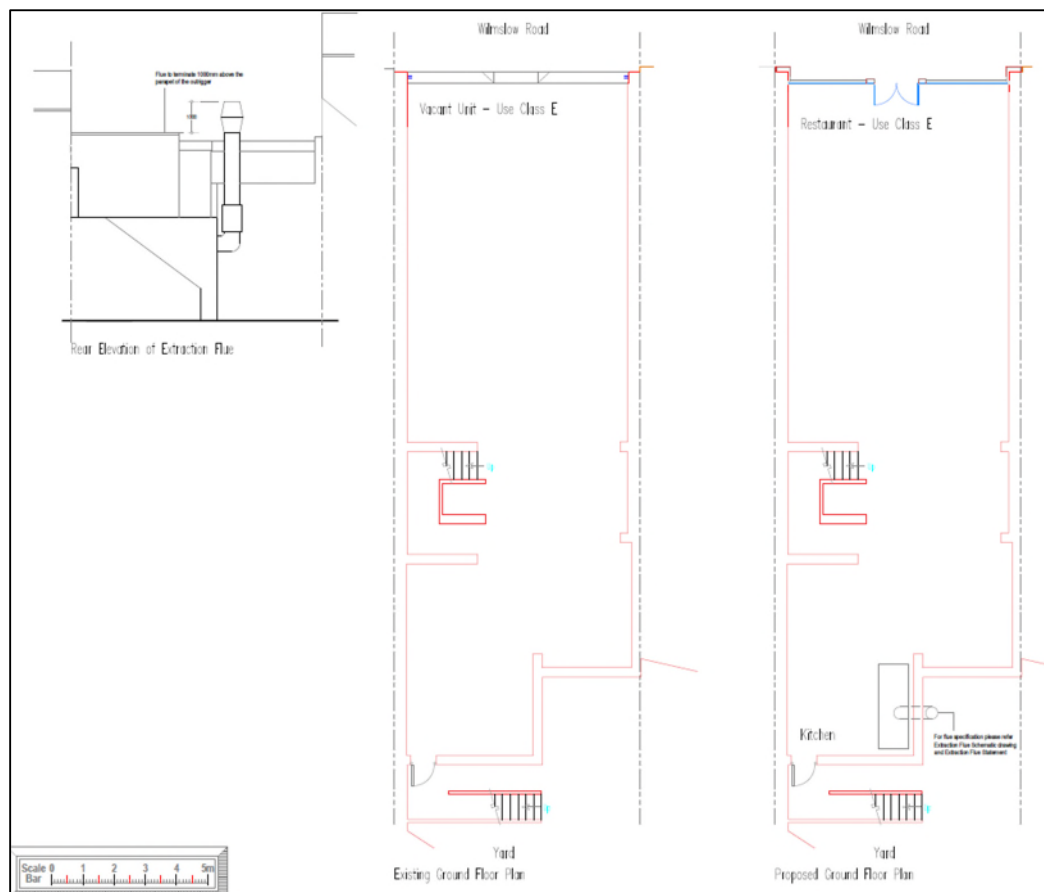
Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more

predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
 - Policy HE4: Securing the conservation and enhancement of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets
 - Policy HE9: Conservation Areas



Submitted proposed front elevation, section drawing, and entrance plan



Submitted existing and proposed ground floor plan and proposed rear elevation

Issues

Principle – the principle of the proposal, to install a new shop frontage with window frames to the first-floor together with an extraction flue to the rear elevation, is acceptable. Notwithstanding this, consideration must be given to the proposal's design, impact upon visual and residential amenity, Withington Conservation Area, waste storage, and parking, amongst other matters.

Design and visual amenity – the proposal comprises the installation of a new shopfront along the building's Wilmslow Road frontage. The works include the removal of the existing painted plywood cladding on the principal elevation and its replacement with a new shopfront surround constructed from painted, sustainably sourced hardwood or softwood timber (with final material details to be secured by condition). The design incorporates traditional elements including flanking columns, pilasters, and stallrisers, all finished in Graphite Grey (RAL 7024). The shopfront would feature a recessed entrance with window and fanlight glazing, topped by a new hardwood or softwood fascia board painted White (RAL 1002). A grey cornice detail is proposed to provide visual separation between the ground and first floors, whilst four swan neck lights would be installed to illuminate the unit's signage.

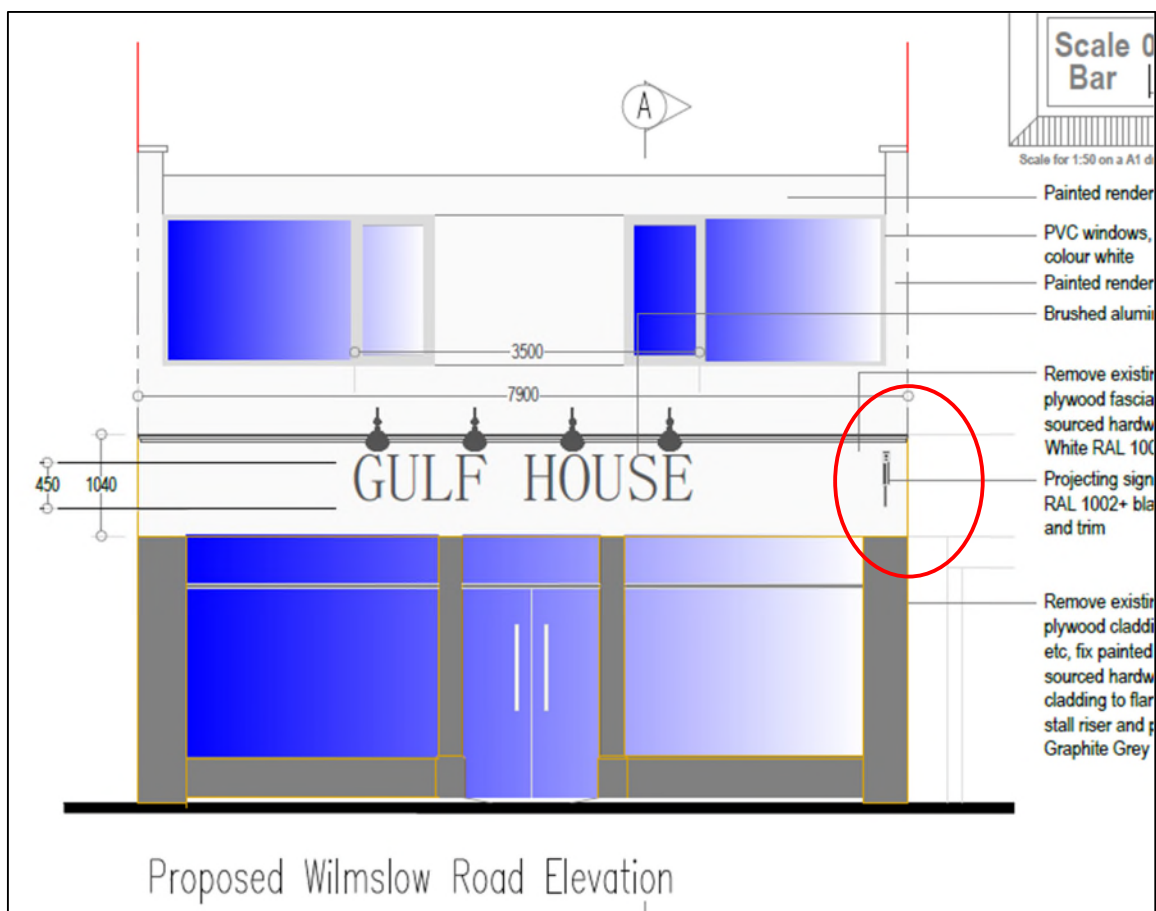
It is acknowledged that concerns were received in relation to the proposal's potential to have a detrimental impact upon the application property and visual amenity of the surrounding area. However, it is considered that the proposed shopfront represents a traditional and well-proportioned composition which is considered to be appropriate within the heritage setting of the conservation area. It would deliver a considerable improvement to the unit's appearance, particularly when compared with the condition of the frontage prior to the unauthorised works undertaken at the site. The use of traditional features, including pilasters, stallrisers, fanlight glazing, and swan neck lighting, demonstrates a thoughtful and carefully-considered design approach.



Application property in May 2025 prior to unauthorised works taking place

Further to this, the repositioning of the fascia board to align with the adjoining unit (No.455 Wilmslow Road) would strengthen the visual continuity of the terrace, reinforcing the property's contextual integration within the wider street scene. The recessed entrance and glazing enhance the depth and articulation of the frontage, adding visual interest, whilst the use of painted timber is consistent with the conservation area's heritage character and aligns with the

guidance set out in Manchester's Shopfront and Signage Design Guide (2024) and the Withington Conservation Area Regeneration Plan (2024).



Submitted proposed Wilmslow Road elevation with aligned fascia board circled in red

For these reasons, the proposal's design and impact upon the visual amenity of the area are considered acceptable.

Impact upon the Withington Conservation Area – it is acknowledged that concerns were received in relation to the proposal's potential to have a detrimental impact upon the Withington conservation area. However, in the case of this application, the proposed shopfront is not considered to have an unduly harmful impact upon the character and appearance of the Withington Conservation Area.

The development would significantly improve the appearance of the application property by introducing a traditional shopfront composition that is sympathetic to its surrounding heritage setting. The use of painted timber for the fascia, surround and detailing aligns with the principles set out in Manchester's Shopfront and Signage Design Guide (2024) and the Withington Conservation Area Regeneration Plan (2024), both of which encourage the use of traditional materials and detailing within heritage contexts.

Further to this, the inclusion of pilasters, stallrisers, a recessed entrance and fanlight glazing reflects the historic shopfront typologies that the conservation area seeks to preserve, enhance, and reinstate. Together, these elements would work towards reintroducing traditional architectural characteristics to the streetscape, improving the rhythm, scale and hierarchy of the frontage and contributing positively to the area's appearance.

The proposal also addresses and rectifies the visual harm caused by previous unauthorised works at the site, which had introduced materials, colours, and design features that conflicted with the character of the conservation area as well as omitting the external security shutter

originally proposed as part of the application. By introducing a more appropriate composition and materiality, the proposed works would improve the architectural coherence of this part of Wilmslow Road and enhance the wider townscape quality.

Additionally, the repositioning of the fascia board so that it aligns with the adjoining unit (No.455 Wilmslow Road) would strengthen the continuity of the terrace and respect the architectural lines that define the street scene. The introduction of modest, traditional-style swan neck lighting would offer a subtle and contextually sensitive method of illuminating the unit's signage without contributing to visual clutter or excessive brightness within the locale.

Taking these considerations into account, the proposal is supported on heritage grounds. It would deliver a clear uplift to the appearance of the application property, to the benefit of the character and appearance of the conservation area. The development is therefore considered to accord with policy EN3 of the Manchester Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of the Places for Everyone joint development plan document, and the guidance contained within chapter 16 of the National Planning Policy Framework

Residential amenity – the proposed shopfront alterations are not considered to result in significant harm to the residential amenity of the surrounding area. The nature and positioning of the works mean that issues typically associated with amenity impacts, such as overshadowing, loss of light, loss of outlook, loss of privacy, or overlooking, are not anticipated.

Flue – the extract flue is proposed to be installed to the rear of the building, along the northeastern elevation of the existing single storey addition, projecting upwards. It would measure to approximately 4.791m in height (terminating 1m above the parapet of the existing outrigger) with a diameter of 0.7m and, as such, would not be highly visible within the street scene or public realm, avoiding causing significant harm to the conservation area. Harmful impacts associated with the installation of the flue could be controlled and mitigated through appropriately worded fumes and noises conditions, as suggested by the Council's Environmental Health Services.

Waste storage – as no change of use is proposed, the matter of waste storage provisions and collection falls outside the scope of the current application. Nevertheless, it is noted that sufficient space exists within the rear yard to accommodate the storage of bins.

Parking and impact to highway – the current parking arrangements would be unaffected by the proposal. MCC's Highways Services made no objection in this regard.

Other elevational alterations – the proposal also includes reinstating the first-floor, front-facing windows using white PVC frames, following their unauthorised removal, along with re-rendering the first-floor frontage in white. These works would restore the appearance of the building's first-floor elevation to its condition prior to the unauthorised alterations. Whilst concerns have been raised regarding the use of render on the frontage, such concerns are not considered sufficient to justify refusal of the application, given that the building has featured some form of render at first-floor level since at least 2008.



Application property in 2008 with render visible at first-floor level

Advertisements – for the avoidance of doubt, this planning permission does not grant consent for any advertisements at the application property. Accordingly, any advertisements shown on the proposed plans may require a separate application for advertisement consent.

External security shutter – with respect to the external security shutter, it is acknowledged that concerns were raised regarding its unauthorised installation at the property. However, the shutter has since been removed from the proposal and no longer forms part of the application. The applicant is expected to remove the unauthorised shutter currently in situ, as it does not benefit from planning permission and is not granted consent under this application.

Quality of submission – it is acknowledged that concerns were raised regarding the quality of the submission, specifically the absence of a Design and Access Statement or a comprehensive Heritage Statement, as well as insufficient detail concerning the proposal's impact on the surrounding designated heritage assets, including the conservation area and nearby listed buildings. However, it should be noted that a brief Heritage Statement has been submitted. Furthermore, the Council's Urban Design and Heritage team has been able to assess the proposal and provide informed comments notwithstanding the limited heritage information supplied by the applicant.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, impact upon the Withington conservation area, visual amenity and residential amenity as it broadly complies with saved policies DC14, DC18, and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, EN1, and EN3 of the Manchester Core Strategy, Manchester's Shopfront and Signage Design Guide (2024), the Withington Conservation Area Regeneration Plan (2024), the National Planning Policy Framework (2024), Places for Everyone, and the draft National Planning Policy Framework (2025).

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

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) Specified plans:

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

Proposed plans and elevations shown on the drawing labelled 'Existing and Proposed Elevations', numbered '78/25-01 REV H', received by the City Council as Local Planning Authority on the 5th April 2026.

Proposed plans and elevations shown on the drawing labelled 'Existing and Proposed Floor Plans + Rear Elevation of Flue', numbered '78/25-02 REV E', received by the City Council as Local Planning Authority on the 5th April 2026.

Extraction drawing, received by the City Council as Local Planning Authority on the 27th October 2025.

Extraction statement, received by the City Council as Local Planning Authority on the 27th October 2025.

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

3) Materials:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, within 3 months of the date of this decision full details and/or samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Extraction flue - fumes, vapours, and odours:

The use of the extraction flue shall permanently cease in the event of any failure to meet any of the requirements set out in i) to ii) below:

i) Within 3 months of the date of this decision, a scheme for the extraction of any fumes, vapours, and odours from the premises shall be submitted to and approved in writing by the City Council as Local Planning Authority

ii) Within a further 3 months and in the event of non-conformity, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

5) Extraction flue - noise:

The use of the extraction flue shall permanently cease in the event of any failure to meet any of the requirements set out in i) to ii) below:

i) Within 3 months of the date of this decision a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the extraction

flue achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

ii) Within a further 3 months and in the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the UDP.

Informatives:

1) For the avoidance of doubt, this planning permission does not grant consent for any advertisements at the application property. Accordingly, any advertisements shown on the proposed plans may require a separate application for advertisement consent.

2) In relation to condition 4 (fumes, vapours, and odours), the applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.

For new kitchen extract systems calculated to have a 'high' or 'very high' impact risk score, 'very high levels of control' in accordance with the EMAQ guidance are required to minimise emissions of PM2.5 as far as is reasonably practicable in accordance with Defra Interim Planning Guidance - PM2.5

3) Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Team. The applicant is advised to contact highways.structures@manchester.gov.uk.

4) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

5) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Withington Civic Society
Withington Village Regeneration Partnership

455 - 459 Wilmslow Road, Manchester, M20 9AN
450 - 452 Wilmslow Road, Manchester, M20 3BW
456 Wilmslow Road, Manchester, M20 3BG
Basement, 455 - 459 Wilmslow Road, Manchester, M20 9AN
458 - 460 Wilmslow Road, Manchester, M20 3BG
Flat 2, 458 - 460 Wilmslow Road, Manchester, M20 3BG
Flat 1, 458 - 460 Wilmslow Road, Manchester, M20 3BG
ONE STOP STORES LIMITED, Ground Floor, 455 - 459 Wilmslow Road, Manchester, M20 4AN
450A Wilmslow Road, Manchester, M20 3BW
Southside Tequila Joint, 447 - 449 Wilmslow Road, Manchester, M20 4AN
459A Wilmslow Road, Manchester, M20 4AN
449A Wilmslow Road, Manchester, M20 4AN
Albert Inn, 454 Wilmslow Road, Manchester, M20 3BG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Withington Conservation Area 1983
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA