

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144785/AO/2025

Date registered valid: 16 December 2025

Proposal: Advertisement Consent for illuminated 2x logo sign, 1x flagpole sign, 1x large billboard, 1x small billboard, 1x poster display unit

Address: Lidl Food Store, 263 Wilmslow Road, Manchester, M14 5LN

Ward(s): Rusholme Ward

Applicant: Lidl Great Britain Limited

Agent (if any): Mr Jake Challinor-Smith, Rapleys LLP

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 January 2026

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 31 December 2025

Standard consultations:

Printed: 22 December 2025

Expired: 15 January 2026

Neighbour notifications

Printed: 22 December 2025

Expired: 15 January 2026

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

The application site relates to a proposed Lidl foodstore following the recent granting of planning permission for the erection of a new foodstore (Use Class E) – Ref: 142775/FO/2025, which allowed for the erection of a single storey retail foodstore together with car parking, landscaping and ancillary development.

The proposed store is positioned to the southern and south-eastern sections of the site, with the car park positioned adjacent to the building, wrapping around the store to the north and west. A dedicated servicing zone is located along the eastern boundary.

The site as existing remains undeveloped and relates to a cleared site, mainly comprising hard standing, following the recent demolition of the former Rusholme bus depot.

The site is situated along the eastern side of Wilmslow Road, opposite the junction with Platt Lane and Platt Fields Park and is bounded to the north by an area of hard standing following the demolition of Hardys Well public house; the main arterial route of Wilmslow Road to the west, two-storey dwellinghouses to the east and to the south by a multi-storey apartment block (Platt Court) and its associated grounds.

The site occupies an edge of centre location, immediately adjoining the southern boundary of Rusholme district centre and is not located within a conservation area and does not contain and listed buildings or protected trees.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Advertisement consent is sought for the installation of various signage (6 in total) associated with the approved Lidl food store and comprise illuminated 2x logo signs, 1x flagpole sign, 1x large billboard, 1x small billboard, 1x poster display unit.

With the exception of the flagpole site which is sited on the site frontage adjacent to the vehicular access, the remaining signage is either attached to the façade of the building or clustered next to the building entrance.



Plan showing signage locations

Consultations & Notification Responses

Local Residents/Occupiers – 1 representation received been raised concerns regarding the actual food store, rather than the proposed signage.

Highways Services - The signage is within the sites private boundary and does not encroach on the adopted highway.

The illumination levels do not exceed 550cdm2 which is acceptable.

Environmental Health – Conditions are recommended in relation to external lighting and maximum illuminance levels.

Policy

The following Development Plan policies and guidance is considered relevant for the consideration of this application:

Core Strategy policies

Policy SP1 (Spatial Principles) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built

environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

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

Saved UDP policies

Policy DC15 (Advertisements, hoardings and posters) - requires that applications for advertisements be considered only in the interests of amenity and public safety. In determining applications for free standing hoardings and wall mounted posters the Council will take account of a number of matters in assessing these interests: The main matters to be considered in the context of this application are:

- The general location of the proposed advertisements and the effect of visual amenity.
- The number of advertisements in the locality and their cumulative effect on visual amenity.

Policy E3.3 (Environmental Improvement and Protection) - refers to the Council looking to upgrade the appearance of the city's major radial routes.

Places for Everyone Greater Manchester Joint Development Plan (March 2024)

Policy JP-P1 (Sustainable Places) - seeks to raise the quality of all places in a way that is sustainable in the long-term, to enhance the wellbeing for residents, as well as making Greater Manchester more attractive to potential visitors and investors.

National Planning Policy Framework & Consultation Draft National Planning Policy Framework (December 2025)

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

Section 4 (Decision Making) provides guidance on the decision-making process and mirrors legislation in stating that planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 12 (Achieving Well Designed Places) provides guidance on achieving well designed places to ensure new development functions well and adds to the overall quality of the area.

Paragraph 141 states that 'The quality and character of places can suffer when advertisements are poorly sited and designed. 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. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts’.

Planning Practice Guidance - The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

Issues

Visual Amenity and Public Safety

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, along with the National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG), decisions regarding advertisements must be based solely on considerations of amenity and public safety.

This principle is embedded within the City Council’s Development Plan policies, including saved policy DC15 of the Unitary Development Plan, and policies DM1 and SP1 of the Manchester Core Strategy, which aim to guide the placement of advertisements with careful attention to their impact on visual amenity and the character of the surrounding area. Additionally, saved policy E3.3 seeks to enhance the appearance of the city’s major radial routes, while policy JP-P1 of Places for Everyone supports the protection of sustainable environments.

These policies are key material considerations in the assessment of advertisement applications. National guidance, specifically paragraph 141 of the NPPF, highlights that “the quality and character of places can suffer when advertisements are poorly sited and designed.”

In this instance, the proposed signage features a modern and relatively unobtrusive design, situated within the context of a retail food store replacing a former bus depot.

Given the location, design, method and levels of illumination and considering the mixed character of the immediate surroundings at the edge of District Centre, the signage is not expected to cause any significant harm to visual amenity or public safety - these being the only relevant factors in such assessments. A condition is included to ensure the illuminance levels do not cause light overspill onto nearby properties.

Whilst the proposed signage would be visible from nearby residential properties, it is not considered to be overly prominent or intrusive given the existing backdrop. The design and colour scheme are expected to integrate well with the proposed building and the evolving commercial setting.

Overall, the signage is not considered to be excessively bold or to have a materially adverse impact on visual amenity. A condition is imposed to regulate illumination levels, ensuring no harmful light spillage occurs.

No concerns have been identified in relation to public safety.

In light of the above, the proposal is considered to comply with the Town and Country Planning (Control of Advertisements) Regulations 2007, as well as the relevant Development Plan policies and national guidance.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

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

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

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

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

Drawings referenced P401 (Location Plan), P500/A (Signage Site Plan), P501/A (Signage Elevations), P502 (Proposed Flagpole Signage), P503 (Proposed Small Billboard Signage), P504 (Proposed Large Billboard Signage), P505 (Proposed Poster Display Unit) and P506 (Proposed Corporate Bubble Signage), received by the City Council as Local Planning Authority on 16 December 2025.

Reason - To ensure the signage is implemented in accordance with the submitted details, pursuant to saved policy DC15 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

3) 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.

4) The signage hereby approved shall be selected and installed so not to exceed 300 cd/m² during non-daylight hours / inclement weather or exceed 600 cd /m² during daylight hours.

Reason - To safeguard the amenity nearby properties, pursuant to saved policy DC15 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Rusholme, Fallowfield & Moss Side Civic Society

Flat 12, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 16, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 48, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 15, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 3, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 62, Worsley Court, Wilmslow Road, Manchester, M14 5LU
2 Platt Court, Wilmslow Road, Manchester, M14 5LT
33 Platt Court, Wilmslow Road, Manchester, M14 5LT
Platt Court, Wilmslow Road, Manchester, M14 5LT
1 Kathleen Grove, Manchester, M14 5GY
52 Platt Court, Wilmslow Road, Manchester, M14 5LT
16 Platt Court, Wilmslow Road, Manchester, M14 5LT
5 Rusholme Grove, Manchester, M14 5AR
9 Rusholme Grove, Manchester, M14 5AR
19 Hythe Close, Manchester, M14 5AT
25 Hythe Close, Manchester, M14 5AT
31 Hythe Close, Manchester, M14 5AT
15 Hythe Close, Manchester, M14 5AT
Flat 4, Alexander Court, 30 Platt Lane, Manchester, M14 5ND
Flat 5, Alexander Court, 30 Platt Lane, Manchester, M14 5ND
Flat 1, Alexander Court, 30 Platt Lane, Manchester, M14 5ND
Flat 3, Alexander Court, 30 Platt Lane, Manchester, M14 5ND
Flat 2, Alexander Court, 30 Platt Lane, Manchester, M14 5ND
Alexander Court, 30 Platt Lane, Manchester, M14 5ND
6 Marcus Grove, Manchester, M14 5GX
2 Marcus Grove, Manchester, M14 5GX
8 Marcus Grove, Manchester, M14 5GX
14 Stanley Avenue, Manchester, M14 5HB
68 - 70 Dickenson Road, Manchester, M14 5HF
12 Stanley Avenue, Manchester, M14 5HB
18 Stanley Avenue, Manchester, M14 5HB
10 Stanley Avenue, Manchester, M14 5HB
2 Stanley Avenue, Manchester, M14 5HB
26 Stanley Avenue, Manchester, M14 5HB
3C Norman Road, Manchester, M14 5LF
Flat 18, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 209, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
4 Platt Lane, Manchester, M14 5ND
Flat 5, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 65, Worsley Court, Wilmslow Road, Manchester, M14 5LU
8 Stanley Avenue, Manchester, M14 5HB
13 Stanley Avenue, Manchester, M14 5HD
9 Stanley Avenue, Manchester, M14 5HD
66A Dickenson Road, Manchester, M14 5HF
60 Dickenson Road, Manchester, M14 5HA
Flat 6, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
Flat 12, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
Flat 14, The Exchange, 56 Dickenson Road, Manchester, M14 5ST

Flat 16, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
21 Hythe Close, Manchester, M14 5AT
11 Hythe Close, Manchester, M14 5AT
3 Hythe Close, Manchester, M14 5AT
13 Hythe Close, Manchester, M14 5AT
27 Hythe Close, Manchester, M14 5AT
53 Platt Court, Wilmslow Road, Manchester, M14 5LT
27 Platt Court, Wilmslow Road, Manchester, M14 5LT
16 Stanley Avenue, Manchester, M14 5HB
5 Marcus Grove, Manchester, M14 5GX
4 Marcus Grove, Manchester, M14 5GX
12 Platt Court, Wilmslow Road, Manchester, M14 5LT
42 Platt Court, Wilmslow Road, Manchester, M14 5LT
23 Platt Court, Wilmslow Road, Manchester, M14 5LT
Flat 102, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 203, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
Flat 17, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
Flat 4, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
255 Wilmslow Road, Manchester, M14 5LW
Flat 60, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 47, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 21, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 13, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 1, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 7, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 17, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 2, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 53, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 64, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 29, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Worsley Court, Wilmslow Road, Manchester, M14 5LU
13 Platt Court, Wilmslow Road, Manchester, M14 5LT
30 Platt Court, Wilmslow Road, Manchester, M14 5LT
30 Stanley Avenue, Manchester, M14 5HB
11 Kathleen Grove, Manchester, M14 5GY
36 Platt Court, Wilmslow Road, Manchester, M14 5LT
43 Platt Court, Wilmslow Road, Manchester, M14 5LT
7 Marcus Grove, Manchester, M14 5GX
11 Platt Court, Wilmslow Road, Manchester, M14 5LT
19 Platt Court, Wilmslow Road, Manchester, M14 5LT
Flat 104, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 9, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG
Flat 108, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 105, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 211, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
249 - 251 Wilmslow Road, Manchester, M14 5LW
Flat 66, Worsley Court, Wilmslow Road, Manchester, M14 5LU
2 Platt Lane, Manchester, M14 5ND
Flat 35, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 22, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 59, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 20, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 63, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 46, Worsley Court, Wilmslow Road, Manchester, M14 5LU

Flat 55, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 36, Worsley Court, Wilmslow Road, Manchester, M14 5LU
57 Platt Court, Wilmslow Road, Manchester, M14 5LT
29 Platt Court, Wilmslow Road, Manchester, M14 5LT
20 Platt Court, Wilmslow Road, Manchester, M14 5LT
1 Platt Court, Wilmslow Road, Manchester, M14 5LT
3 Platt Court, Wilmslow Road, Manchester, M14 5LT
24 Stanley Avenue, Manchester, M14 5HB
37 Platt Court, Wilmslow Road, Manchester, M14 5LT
56 Platt Court, Wilmslow Road, Manchester, M14 5LT
6 Kathleen Grove, Manchester, M14 5GY
Flat 106, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 13, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
Flat 11, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
36 Platt Lane, Manchester, M14 5ND
40 Platt Lane, Manchester, M14 5ND
Platt Hall, Wilmslow Road, Manchester, M14 5LL
Flat 6, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 57, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 26, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 10, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 27, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 39, Worsley Court, Wilmslow Road, Manchester, M14 5LU
15 Platt Court, Wilmslow Road, Manchester, M14 5LT
32 Platt Court, Wilmslow Road, Manchester, M14 5LT
7 Platt Court, Wilmslow Road, Manchester, M14 5LT
58 Platt Court, Wilmslow Road, Manchester, M14 5LT
61 Platt Court, Wilmslow Road, Manchester, M14 5LT
32 Stanley Avenue, Manchester, M14 5HB
3 Kathleen Grove, Manchester, M14 5GY
9 Kathleen Grove, Manchester, M14 5GY
13 Kathleen Grove, Manchester, M14 5GY
14 Platt Court, Wilmslow Road, Manchester, M14 5LT
34 Platt Court, Wilmslow Road, Manchester, M14 5LT
35 Platt Court, Wilmslow Road, Manchester, M14 5LT
54 Platt Court, Wilmslow Road, Manchester, M14 5LT
1 Marcus Grove, Manchester, M14 5GX
28 Platt Court, Wilmslow Road, Manchester, M14 5LT
6 Platt Court, Wilmslow Road, Manchester, M14 5LT
60 Platt Court, Wilmslow Road, Manchester, M14 5LT
Flat 111, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 2, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG
164 Wilmslow Road, Manchester, M14 5LQ
15 Rusholme Grove, Manchester, M14 5AR
13 Rusholme Grove, Manchester, M14 5AR
Flat 7, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
Flat 10, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
3A Norman Road, Manchester, M14 5LF
Flat 24, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 61, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Basement, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5ND
Flat 4, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG
Flat 208, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
Flat 110, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR

34 Platt Lane, Manchester, M14 5ND
38 Platt Lane, Manchester, M14 5ND
Flat 8, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 67, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 31, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 49, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 32, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 28, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 68, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 56, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 69, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 19, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 9, Worsley Court, Wilmslow Road, Manchester, M14 5LU
7 Kathleen Grove, Manchester, M14 5GY
49 Platt Court, Wilmslow Road, Manchester, M14 5LT
39 Platt Court, Wilmslow Road, Manchester, M14 5LT
59 Platt Court, Wilmslow Road, Manchester, M14 5LT
45 Platt Court, Wilmslow Road, Manchester, M14 5LT
38 Platt Court, Wilmslow Road, Manchester, M14 5LT
8 Platt Court, Wilmslow Road, Manchester, M14 5LT
18 Platt Court, Wilmslow Road, Manchester, M14 5LT
Flat 107, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 202, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
4 Stanley Avenue, Manchester, M14 5HB
1 Rusholme Grove, Manchester, M14 5AR
The Exchange, 56 Dickenson Road, Manchester, M14 5ST
Flat 2, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
29 Hythe Close, Manchester, M14 5AT
Flat 38, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 7, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG
Flat 110A, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 5, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG
6 Platt Lane, Manchester, M14 5ND
Flat 30, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 25, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 70, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 54, Worsley Court, Wilmslow Road, Manchester, M14 5LU
62 Platt Court, Wilmslow Road, Manchester, M14 5LT
5 Platt Court, Wilmslow Road, Manchester, M14 5LT
24 Platt Court, Wilmslow Road, Manchester, M14 5LT
Flat 51, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 52, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 43, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 34, Worsley Court, Wilmslow Road, Manchester, M14 5LU
10 Platt Court, Wilmslow Road, Manchester, M14 5LT
26 Platt Court, Wilmslow Road, Manchester, M14 5LT
9 Platt Court, Wilmslow Road, Manchester, M14 5LT
4 Platt Court, Wilmslow Road, Manchester, M14 5LT
44 Platt Court, Wilmslow Road, Manchester, M14 5LT
25 Platt Court, Wilmslow Road, Manchester, M14 5LT
31 Platt Court, Wilmslow Road, Manchester, M14 5LT
47 Platt Court, Wilmslow Road, Manchester, M14 5LT
2 Kathleen Grove, Manchester, M14 5GY
Flat 3, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG

Flat 6, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG
3D Norman Road, Manchester, M14 5LF
3E Norman Road, Manchester, M14 5LF
3 Marcus Grove, Manchester, M14 5GX
3B Norman Road, Manchester, M14 5LF
District Heating Installation, Farnworth Drive, Manchester, M14 5LU
Flat 58, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 41, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 45, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 50, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 44, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 23, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 33, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 37, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 40, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 4, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 42, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 14, Worsley Court, Wilmslow Road, Manchester, M14 5LU
23 Stanley Avenue, Manchester, M14 5HD
28 Stanley Avenue, Manchester, M14 5HB
22 Platt Court, Wilmslow Road, Manchester, M14 5LT
46 Platt Court, Wilmslow Road, Manchester, M14 5LT
21 Platt Court, Wilmslow Road, Manchester, M14 5LT
55 Platt Court, Wilmslow Road, Manchester, M14 5LT
50 Platt Court, Wilmslow Road, Manchester, M14 5LT
41 Platt Court, Wilmslow Road, Manchester, M14 5LT
40 Platt Court, Wilmslow Road, Manchester, M14 5LT
17 Platt Court, Wilmslow Road, Manchester, M14 5LT
4 Kathleen Grove, Manchester, M14 5GY
5 Kathleen Grove, Manchester, M14 5GY
8 Kathleen Grove, Manchester, M14 5GY
51 Platt Court, Wilmslow Road, Manchester, M14 5LT
48 Platt Court, Wilmslow Road, Manchester, M14 5LT
172 Wilmslow Road, Manchester, M14 5LQ
First Floor 103, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
178 - 180 Wilmslow Road, Manchester, M14 5LQ
174 Wilmslow Road, Manchester, M14 5LQ
Flat 1, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG
Flat 101, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 206, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
Flat 205, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
Flat 210, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
Flat 204, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
Flat 109, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR
Flat 207, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS
Flat 14, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG
3 Rusholme Grove, Manchester, M14 5AR
11 Rusholme Grove, Manchester, M14 5AR
23 Hythe Close, Manchester, M14 5AT
5 Hythe Close, Manchester, M14 5AT
17 Hythe Close, Manchester, M14 5AT
Flat 11, Worsley Court, Wilmslow Road, Manchester, M14 5LU
Flat 9, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
253 Wilmslow Road, Manchester, M14 5LW

Flat 8, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
Flat 15, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
Flat 5, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
58 Dickenson Road, Manchester, M14 5HA
1A Stanley Avenue, Manchester, M14 5HD
182 Wilmslow Road, Manchester, M14 5LL
Flat 18, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
5 Stanley Avenue, Manchester, M14 5HD
3 Stanley Avenue, Manchester, M14 5HD
11 Stanley Avenue, Manchester, M14 5HD
261 Wilmslow Road, Manchester, M14 5LJ
1 Stanley Avenue, Manchester, M14 5HD
17 Stanley Avenue, Manchester, M14 5HD
7 Stanley Avenue, Manchester, M14 5HD
15 Stanley Avenue, Manchester, M14 5HD
66 Dickenson Road, Manchester, M14 5HF
1 Hythe Close, Manchester, M14 5AT
7 Rusholme Grove, Manchester, M14 5AR
Birch Dental Practice, 2 Hythe Close, Manchester, M14 5AT
22 Stanley Avenue, Manchester, M14 5HB
20 Stanley Avenue, Manchester, M14 5HB
64 Dickenson Road, Manchester, M14 5HF
6 Stanley Avenue, Manchester, M14 5HB
62 Dickenson Road, Manchester, M14 5HA
Flat Above, 251 Wilmslow Road, Manchester, M14 5LW
Flat 1, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
Flat 3, The Exchange, 56 Dickenson Road, Manchester, M14 5ST
9 Hythe Close, Manchester, M14 5AT
7 Hythe Close, Manchester, M14 5AT
44 Chapel Road, Manchester, M22 4JW
46 Bank Hall Road, Stoke On Trent, St6 7dl
Flat 202 Timber Wharf, 32 Worsley Street, Manchester, M15 4NX
Ranford Road, Manchester, M19 2QN
44 Bowler Street, Manchester, M19 2TY
42 Leighton Road, Manchester, M169NX
55 Vicars Rd, Chorlton, Manchester, M21 9JB
12 Briarlea Gardens, Manchester, M19 1BT
FLAT 6, 11 KEEPERS QUAY, Manchester, M4 6GN
39 Torkington Road, Stockport, SK7 4RH
63 Viscount Street, Manchester, M14 5UJ
33 Butler Way, Wakefield, WF1 3DQ
Flat 15, 3 Joiner Street, Manchester, M4 1PP
65 Appleby Lodge, Manchester, M14 6hy
3 Kingsway Avenue, Levenshulme, Manchester, M19 2DH
1 Cotton Mill, Manchester, M1 7ax
35 Cambridge Road, Gatley, Cheadle, SK8 4AE
37 Ulster Road, Liverpool, L13 5SS
16 Didsbury Park, Manchester, M20 5LJ
68 Norman Road, Manchester, M14 5LA
Apt 102, Town Hall, Bexley Square, Salford, M3 6GP
Flat 62 Platt Court Wilmslow Road, Rusholme, Manchester, M14 5LT
Flat 66 Worsley Court, Wilmslow Rd, Manchester, M14 5LU
All Saints Building, Oxford Road, Manchester, M15 6BH
14 Durnford Close, Norden, Rochdale, OL12 7RX

29 Meadway Road, Cheadle, SK8 5PB
26 Mayfield Avenue, Worsley, Manchester, M283JF
46 Scarsdale Rd, Manchester, M14 5PR
39 Grandale Street, Manchester, M14 5WQ
93 Horton Road, Manchester, M147qd
4 Folly Way, Barnsley, S71 2SP
29 Roseneath Avenue, Manchester, M193lt
Bembridge Close, Rusholme, Manchester, M14 5WX
36 Alan Road, Manchester, M20 4SF
73 Seymour Grove, Manchester, M16 0UB
63 Viscount Street, Manchester, M14 5UJ
17 Coatbridge Street, Manchester, M11 4RH
3 Worsley Court, Wilmslow Road, Manchester, M145LU
Ashfield Lodge Bungalow, 227 Palatine Road, Manchester, M20 2UD
4 Dean Bank Avenue, Manchester, M19 2EZ
Casdons, Haywardheath, Rh164we
107 Old Hall Lane, Manchester, M14 6HL
21 Squires Lane, Tyldesley, M29 8JH
19 Simon Freeman Close, Manchester, M19 2WE
1A Mabfield Road, Manchester, M14 6LP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA