

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143529/JO/2025
Date registered valid:	23 July 2025
Proposal:	Variation of Condition 4 (hours) attached to planning permission 077343/JO/2005/S1 to allow opening hours of 8am - 12.30am (Sunday to Wednesday), Thursday to Saturday 8am to 1.30am
Address:	The Great Central, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Ward(s):	Old Moat Ward
Applicant:	JD Wetherspoon plc
Agent (if any):	Miss Louie Sneddon, Nineteen47
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	5 March 2026



Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Standard consultations:

Printed: 6 August 2025 Expired: 28 August 2025

Neighbour notifications

Printed: 6 August 2025 Expired: 28 August 2025

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/area

This application relates to part of the ground floor of a modern mixed development, comprising commercial and residential uses on the west side of Wilmslow Road. The location of the pub in question, The Grand Central, is annotated below. The property is located within the Fallowfield District Centre. Fallowfield District Centre is located principally on the Wilmslow Road frontage with some uses on Wilbraham Road and Moseley Road.



While the site is located within the Fallowfield District Centre, residential properties are located above it in Mayfair Court and off Wynnstay Grove which runs to the south of the site. Residential properties are also located on the opposite side of Wilmslow Road and on Sherwood Street to the north.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

Planning permission to erect the mixed-use development in which The Grand Central is located was approved in 2001 (ref: 059501/FO/SOUTH1/00). Condition no. 9 attached to that consent restricted the hours of opening to the following:

Any A3 (food and drink) use of the premises shall not be open outside the following hours:

- *Sunday to Thursday – 0800hrs to 2330hrs*
- *Fridays and Saturdays – 0800hr to 0000hrs.*

In 2005, a S73 application (ref: 077343/JO/2005/S1) to vary the hours of opening was approved on 15 March 2006, the hours were amended to the following:

Any A4 (previously A3) use of the premises shall not be open outside the following hours:

- *Sunday to Thursday – 0800hrs to 0000hrs.*
- *Fridays and Saturdays – 0800hrs to 0100hrs.*

In 2022, another S73 application (133328/JO/2022) was submitted to vary the hours of opening to the following:

- *Sundays to Thursdays - 0800hrs to 0030hrs*
- *Fridays and Saturdays - 0800hrs to 0130hrs*

That application was refused on 6 June 2022.

The applicant is now applying to vary the hours of opening to the following:

- *Sundays to Wednesdays - 0800hrs to 0030hrs*
- *Thursdays to Saturdays – 0800hrs to 0130hrs*

Consultations & Notification Responses

Local Residents – Four letters of objection have been received, the comments are summarised below:

- Extended opening hours will negatively impact the amenity of residents in the many nearby flats and houses.
- The premises already creates significant noise during late hours on weekdays, any increase in opening hours would be disruptive and could lead to a rise in anti-social behaviour.
- Even with the current hours, residents experience drunk customers waiting for taxis outside and being generally loud. Extending the opening hours to 1:30am on weekdays would reduce the quality of life and decrease residents' sense of safety.
- The existing opening hours, until 12am on weekdays and 1am on weekends, are sufficiently long and already a source of issues. It is not necessary for the premises to remain open any later, particularly given the availability of nightclubs in the area.
- Regular nuisance occurs between 11pm and 2am, which has on occasion caused sleepless nights, particularly on Fridays and Saturdays.

- The increase in noise will drive further residents to move out of the area and will affect mental health through consistent levels of increased noise and sleep disturbance. This application would only increase the issues further with broken glass, litter and vomit on the streets. It would severely impact family life for those with children due to the lack of sleep, which would be caused if this application is allowed.
- Extending the opening hours would be inconsistent with the Special Policy for Fallowfield adopted by Manchester City Council in the Statement of Licensing Policy 2024–2029. Different considerations apply to the determination of licensing hours but consider that the Special Policy for Fallowfield (page 70) is directly relevant. The policy states: “Night-time economy post 11pm and late-night economy: Policy is to refuse for service on the premises except in exceptional circumstances.” Granting opening hours until 12.30am and 1.30am would be inconsistent with this policy position.
- Extending opening hours will make worse the collective impact of noise from the concentrated cluster of Bars, restaurants, pubs and takeaways in Fallowfield District Centre.

Environmental Health (EH) – Based on there being no extension of hours for the external area at the site and no extension to the hours of use for the kitchen extract/mechanical plant, EH concerns have been addressed and they would have no objection to the extended hours.

Greater Manchester Police – GMP have no comments to make.

Policies

Draft National Planning Policy Framework (December 2025) – The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

- a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
- b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
- c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;

- d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
- e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
- f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework 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 National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Section 12 (*Achieving well-designed places*) and 15 (*Conserving and enhancing the natural environment*) are of relevance:

In paragraph 135 (Section 12), the guidance states that planning policies and decisions should ensure that developments:

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

In paragraph 187 (Section 15), the guidance states that planning policies and decisions should contribute to and enhance the natural and local environment by:

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The 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) as the document that 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 Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy C10, *Leisure and the Evening Economy* - New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

1. Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.
2. Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
3. Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.

When considering the impact of a proposed bar or hot food take away regard will be had to the above policy and also:

- The existing number of similar establishments in the immediate area and their proximity to each other;
- The type and characteristics of other uses, such as housing, shops and public houses;
- The existence of vacant shop units and the condition of the unit;

- The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;
- The character of the centre and its frontage, and the nature of the use proposed;
- The potential impacts of the proposal on the wider community; and
- Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.

Saved UDP Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

City Council’s Statement of Licensing Policy 2024–2029 – The Statement of Licensing Policy is published under Section 5 of the Licensing Act 2003 and states how the City Council, as the licensing authority, will regulate the licensing process locally to promote the four licensing objectives, which are:

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm.

Section 6 of this Licensing Policy contains specific Special Policy approaches for a range of areas throughout Manchester, one such area is Fallowfield. Two of the objectives in the Fallowfield Special Policy Area are:

- To reduce problems of alcohol-related antisocial behaviour.
- Support an attractive evening economy and extended activity hours that do not have an adverse impact on residents

The Council’s licensing approach for Fallowfield aims to shift the area toward a more diverse, low-impact evening economy, appealing to a broader demographic rather than predominantly students. The Council has identified problems with litter from hot food takeaways and ongoing issues linked to off-licence alcohol sales, one of which is street drinking.

Consultation responses and crime data confirm recurring issues in the Fallowfield Special Policy Area, in particular victim-based crime, antisocial behaviour and nuisance related to licensed premises.

To prevent Fallowfield becoming a late-night “honey pot” destination, the Special Policy discourages the growth of late-night bars and instead promotes broader social options, including non-alcohol venues, to rebalance the mix of licensed premises. Ultimately, each application will be assessed carefully to ensure it does not worsen existing problems and aligns with wider strategic goals for sustainable, diverse growth.

The Special Policy states further that the Council's our strict starting point in the Fallowfield Special Policy Area will be the following approach:

Pubs, clubs and bars, including other primarily drinking establishments:

Twilight, evening economy: Presumption in favour, subject to compliance with steps and unless outweighed by demonstrable concerns raised in relevant representations that granting the licence would undermine the licensing objectives.

NTE and late-night economy: Policy is to refuse except in exceptional circumstances.

Issues

Principle of the Proposal – This application seeks to amend the opening hours of an established licensed premises within a designated district centre. In principle, such variations may be acceptable where the proposed hours align with those of comparable nearby uses, or where any additional impact on residential amenity arising from extended hours is demonstrated to be minimal.

A review of the planning register shows that food and drink establishments within the immediate vicinity generally operate within broadly consistent hours, as summarised below:

- 310 Wilmslow Road – 0800hrs to 0100hrs. Applications to extend the opening hours were refused under references 118317/JO/2017 and 121274/JO/2018.
- 312 Wilmslow Road – 0800hrs to 2330hrs on Sundays to Thursdays, 0800hrs to 0000hrs Fridays and Saturdays.
- 316 Wilmslow Road – 1100hrs to 2330hrs on Sundays to Thursdays, 1100hrs to 0000hrs Fridays and Saturdays. Application to extend opening hours was refused under application 062662/JO/SOUTH1/01
- 318 Wilmslow Road – 0800hrs to 2330hrs on Sundays to Thursdays, 0800hrs to 0000hrs Fridays and Saturdays.
- 320 Wilmslow Road – 0800hrs to 0000hrs on Mondays to Saturdays, 0900hrs to 2300hrs on Sundays and Bank Holidays
- 324/326 Wilmslow Road – 0800hrs to 2330hrs on Sundays to Thursdays, 0800hrs to 0000hrs Fridays and Saturdays.
- 351 Wilmslow Road – 0800hrs to 2330hrs on Sundays to Thursdays, 0800hrs to 0000hrs Fridays and Saturdays.

The variation sought for The Grand Central would extend its operating hours beyond those established for comparable premises in the area. Given this departure from the prevailing pattern of local opening hours and having regard to the likely intensification of activity such an extension would generate, it is considered that the proposal would result in an undue and unacceptable

impact on the residential amenity of nearby occupants. On this basis, the proposal cannot be supported.

Statement of Licensing Policy – The Council has longstanding concerns regarding the cumulative impact of late-night opening in the Fallowfield area and the resulting harm to residential amenity. In response, Fallowfield has been designated as a Special Policy Area, as set out in the Council's Statement of Licensing Policy. While the Statement does not form part of the statutory planning framework, it is nonetheless a relevant and material consideration in the assessment of this application and carries appropriate weight in evaluating the likely effects of the proposal.

Residential Amenity – While the site is located within a district centre characterised by well-established food and drink offers, the scale of this particular unit significantly exceeds that of surrounding properties. As such, there is concern that allowing it to operate into the late evening and early morning would materially harm the amenity of nearby residents whose homes adjoin, or lie in close proximity to, the premises.

Extending the operating hours beyond those of comparable businesses in the district centre would likely establish the venue as a focal point for late-night activity. This would attract customers at times when nearby residents could reasonably expect a period of reduced noise and minimal disturbance, even when residing within or adjoining a district centre. Groups leaving the premises can take time to disperse, prolonging elevated noise levels and increasing the likelihood that disturbance will spread into neighbouring residential streets.

In addition to pedestrian-generated noise, vehicle movements associated with late-night departures, whether private hire, taxis, or personal vehicles, would further elevate disturbance levels. Engine noise, door slamming, idling vehicles and amplified music from car stereos are all typical components of late-night activity that disproportionately affect residential amenity during sensitive hours.

Having regard to the Council's broader concerns about the cumulative impact of late-night operations within this part of Fallowfield, as articulated in the Council's Statement of Licensing Policy 2024–2029, the proposed extension of hours is considered likely to intensify the volume and frequency of late-night comings and goings. It is therefore assessed that the proposal would result in an unacceptable level of harm to residential amenity. The scale of the premises, combined with the proposed operating hours, presents a material risk of adverse impact that is inconsistent with the expectation of balanced coexistence between commercial activity and nearby residential uses.

Pedestrian and Highway Safety – Although the late-night arrival and departure of vehicles is expected to impact residential amenity, it is not considered that the level of comings and goings associated with the proposal would materially compromise pedestrian or highway safety along this section of Wilmslow Road.

Conclusion

Residents living adjacent to a district centre would not normally expect the same levels of amenity as those living in the suburbs, however, that does not mean that they should have to endure unacceptable levels of noise. Whilst it is noted that Environmental Health have not raised any concerns, primarily as the extended hours would not relate to the external drinking areas, it is considered that on its planning merits the additional activity associated with the extension of opening hours would give rise to impacts which lead to significant adverse effects on the levels of residential amenity currently enjoyed by local residents.

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: Refuse

Article 35 Declaration

The proposal was assessed against the policies within the Manchester Core Strategy Development Plan Document and the guidance contained within the National Planning Policy Framework. As the nature of the proposal is considered to be unacceptable and a solution that was acceptable to both the Local Planning Authority and the applicant could not be reached, the application has been refused.

Reasons for recommendation to refuse

1) The proposed development, due to its proximity to nearby residential properties, would give rise to significant late-night noise and disturbance from increased customer activity, including comings and goings, which would unacceptably harm the residential amenity of occupiers of Mayfair Court and residential properties on Wynnstay Grove and Wilmslow Road. This is contrary to Policies C10, DM1 and SP1 in the Manchester Core Strategy, saved UDP Policy DC26 and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police
South East Fallowfield Residents Association
Flat 78, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
324 - 326 Wilmslow Road, Manchester, M14 6XQ
McDonald's, 336 Wilmslow Road, Manchester, M14 6XQ
Flat 24, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 20, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Flat 31, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 5, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 12, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 8, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 18, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 5, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 4, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 13, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
4 Carill Drive, Manchester, M14 6WR
315A Wilmslow Road, Manchester, M14 6NW
4 Boland Drive, Manchester, M14 6DS
327 Wilmslow Road, Manchester, M14 6NW
6 Carill Drive, Manchester, M14 6WR
Flat 1, 3A Wynnstay Grove, Manchester, M14 6XG
Flat 12, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 16, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 7, 3 Wynnstay Grove, Manchester, M14 6XG
Flat 5, 3 Wynnstay Grove, Manchester, M14 6XG
Flat 6, 3 Wynnstay Grove, Manchester, M14 6XG
7 Scargill Close, Manchester, M14 6ER
Flat 7, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
24 Redmere Grove, Manchester, M14 6ES
7 Selside Walk, Manchester, M14 6DU
5 Boland Drive, Manchester, M14 6DS
Flat 49, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 43, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 66, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 55, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 52, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 61, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 63, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
310 Wilmslow Road, Manchester, M14 6XQ
Flat Rear Of, 314 Wilmslow Road, Manchester, M14 6XQ
316 Wilmslow Road, Manchester, M14 6XQ
Flat 3, 316A Wilmslow Road, Manchester, M14 6XQ
Flat 3, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 1, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 10, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 16, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 2, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 1, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 32, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 10, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 27, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 23, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 19, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 21, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 11, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 14, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 15, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 26, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat At, Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS
Ground Floor, 317 Wilmslow Road, Manchester, M14 6NW
317A Wilmslow Road, Manchester, M14 6NW
10 Standish Road, Manchester, M14 6NP
32 Redmere Grove, Manchester, M14 6ES
2 Boland Drive, Manchester, M14 6DS
268 Wilmslow Road, Manchester, M14 6JR
11 Boland Drive, Manchester, M14 6DS
Office 8, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 2, 3A Wynnstay Grove, Manchester, M14 6XG
Flat 8, 3 Wynnstay Grove, Manchester, M14 6XG
26 Redmere Grove, Manchester, M14 6ES
2 Selside Walk, Manchester, M14 6DU
5 Selside Walk, Manchester, M14 6DU

9 Selside Walk, Manchester, M14 6DU
Flat 73, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 71, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Basement, 320 Wilmslow Road, Manchester, M14 6XQ
326 Wilmslow Road, Manchester, M14 6XQ
Flat 32, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 6, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 30, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 2, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 1, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 4, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 20, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
329A Wilmslow Road, Manchester, M14 6NW
Flat A, 331 Wilmslow Road, Manchester, M14 6NW
276 Wilmslow Road, Manchester, M14 6JR
Flat 17, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Apartment 15, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
351 Wilmslow Road, Manchester, M14 6XS
355A Wilmslow Road, Manchester, M14 6XU
First And Second Floor, 355 Wilmslow Road, Manchester, M14 6XU
Flat 3, 2 Carill Drive, Manchester, M14 6WR
12A Standish Road, Manchester, M14 6NP
34 Redmere Grove, Manchester, M14 6ES
23 Boland Drive, Manchester, M14 6DS
272 Wilmslow Road, Manchester, M14 6JR
15 Boland Drive, Manchester, M14 6DS
Flat 1, 3 Wynnstay Grove, Manchester, M14 6XG
10 Redmere Grove, Manchester, M14 6ES
8 Redmere Grove, Manchester, M14 6ES
5 Scargill Close, Manchester, M14 6ER
29 Selside Walk, Manchester, M14 6DU
Flat 13, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 2, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
20 Redmere Grove, Manchester, M14 6ES
Flat 69, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 54, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 42, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 48, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
318A Wilmslow Road, Manchester, M14 6XQ
Flat 19, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 37, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 18, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 27, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 12, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS
355 Wilmslow Road, Manchester, M14 6XU
10 Carill Drive, Manchester, M14 6WR
264 Wilmslow Road, Manchester, M14 6JR
266 Wilmslow Road, Manchester, M14 6JR
270 Wilmslow Road, Manchester, M14 6JR
321 Wilmslow Road, Manchester, M14 6NW
9 Boland Drive, Manchester, M14 6DS
25 Selside Walk, Manchester, M14 6DU
Flat 4, 3 Wynnstay Grove, Manchester, M14 6XG
14 Redmere Grove, Manchester, M14 6ES
31 Selside Walk, Manchester, M14 6DU
18 Redmere Grove, Manchester, M14 6ES
Flat 15, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
22 Redmere Grove, Manchester, M14 6ES
21 Boland Drive, Manchester, M14 6DS
Flat 75, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 46, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 76, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 79, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Flat 58, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 67, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
312 Wilmslow Road, Manchester, M14 6XQ
Flat 34, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 25, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 18, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 34, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 29, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 21, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 12, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 35, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 38, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
329 Wilmslow Road, Manchester, M14 6NW
331 Wilmslow Road, Manchester, M14 6NW
Flat 33, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 16, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 20, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Apartment 7, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 13, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
8 Carill Drive, Manchester, M14 6WR
313 Wilmslow Road, Manchester, M14 6NW
2 Standish Road, Manchester, M14 6NP
315 Wilmslow Road, Manchester, M14 6NW
6 Standish Road, Manchester, M14 6NP
36 Redmere Grove, Manchester, M14 6ES
8 Boland Drive, Manchester, M14 6DS
323 Wilmslow Road, Manchester, M14 6NW
325A Wilmslow Road, Manchester, M14 6NW
274 Wilmslow Road, Manchester, M14 6JR
Flat 3, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 14, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 1, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 3, 3 Wynnstay Grove, Manchester, M14 6XG
6 Redmere Grove, Manchester, M14 6ES
4 Redmere Grove, Manchester, M14 6ES
27 Selside Walk, Manchester, M14 6DU
Flat 11, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
30 Redmere Grove, Manchester, M14 6ES
19 Boland Drive, Manchester, M14 6DS
17 Boland Drive, Manchester, M14 6DS
4 Selside Walk, Manchester, M14 6DU
15 Selside Walk, Manchester, M14 6DU
13 Selside Walk, Manchester, M14 6DU
Flat 70, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 56, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 72, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 47, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 2, 316A Wilmslow Road, Manchester, M14 6XQ
318 Wilmslow Road, Manchester, M14 6XQ
320A Wilmslow Road, Manchester, M14 6XQ
Flat Above, 326 Wilmslow Road, Manchester, M14 6XQ
Bizzie Kids Nursery, 357 Wilmslow Road, Manchester, M14 6XU
Flat 28, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 35, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 3, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 4, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 9, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 14, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 26, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 7, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 11, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 33, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 17, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 11, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 2, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ

Apartment 3, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 10, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 2, 2 Carill Drive, Manchester, M14 6WR
311 Wilmslow Road, Manchester, M14 6NW
319 Wilmslow Road, Manchester, M14 6NW
8 Standish Road, Manchester, M14 6NP
12 Standish Road, Manchester, M14 6NP
Top Flat, 327A Wilmslow Road, Manchester, M14 6NW
Flat 4, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 2, 3 Wynnstay Grove, Manchester, M14 6XG
3 Scargill Close, Manchester, M14 6ER
28 Redmere Grove, Manchester, M14 6ES
21 Selside Walk, Manchester, M14 6DU
17 Selside Walk, Manchester, M14 6DU
19 Selside Walk, Manchester, M14 6DU
11 Selside Walk, Manchester, M14 6DU
Flat 60, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 80, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 74, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 51, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 57, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 64, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Basement And Ground Floor, 310 Wilmslow Road, Manchester, M14 6XQ
Flat 1, 316A Wilmslow Road, Manchester, M14 6XQ
357 Wilmslow Road, Manchester, M14 6XU
Flat 8, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 21, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 23, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 31, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 6, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 17, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 36, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 13, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 40, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Bar Xs, 341 - 343 Wilmslow Road, Manchester, M14 6XS
Apartment 9, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
STARBUCKS COFFEE, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 14, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 9, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 29, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 24, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Nando's, 351A Wilmslow Road, Manchester, M14 6XS
Flat 4, 2 Carill Drive, Manchester, M14 6WR
4 Standish Road, Manchester, M14 6NP
6 Boland Drive, Manchester, M14 6DS
323A Wilmslow Road, Manchester, M14 6NW
314 Wilmslow Road, Manchester, M14 6XQ
Flat 5, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 17, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
12 Redmere Grove, Manchester, M14 6ES
16 Redmere Grove, Manchester, M14 6ES
Flat 9, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 10, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 18, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
1 Scargill Close, Manchester, M14 6ER
23 Selside Walk, Manchester, M14 6DU
Flat 44, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 62, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 68, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 50, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 45, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 53, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
First Floor, 310 Wilmslow Road, Manchester, M14 6XQ
312A Wilmslow Road, Manchester, M14 6XQ
320 Wilmslow Road, Manchester, M14 6XQ

Flat 22, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 25, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 28, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 41, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 39, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 15, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 22, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 8, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 6, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 16, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Homes4u, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 30, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 7, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Apartment 19, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 1, 2 Carill Drive, Manchester, M14 6WR
317 Wilmslow Road, Manchester, M14 6NW
262 Wilmslow Road, Manchester, M14 6JR
319A Wilmslow Road, Manchester, M14 6NW
321A Wilmslow Road, Manchester, M14 6NW
13 Boland Drive, Manchester, M14 6DS
325 Wilmslow Road, Manchester, M14 6NW
Flat 6, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
2 Redmere Grove, Manchester, M14 6ES
33 Selside Walk, Manchester, M14 6DU
35 Selside Walk, Manchester, M14 6DU
3 Selside Walk, Manchester, M14 6DU
1 Selside Walk, Manchester, M14 6DU
3 Boland Drive, Manchester, M14 6DS
1 Boland Drive, Manchester, M14 6DS
7 Boland Drive, Manchester, M14 6DS
Flat 65, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 59, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 77, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA