

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141745/VO/2024

Date registered valid: 13 December 2024

Proposal: City Council Development for installation of roof mounted air sourced heat pumps, replacement double glazed timber sash windows, installation of secondary glazing to steel windows, and installation of fixed ladder access to rear elevation.

Address: Withington Library, 410 Wilmslow Road, Manchester, M20 3BN

Ward(s): Old Moat Ward

Applicant: Martyn Joyce Manchester City Council

Agent (if any): Drees Sommer Drees & Sommer UK Ltd

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

Recommendation: Approve

Date of recommendation: 26 February 2025

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 10 January 2025

Standard consultations: Printed: 3 January 2025 Expired: 24 January 2025

Neighbour notifications: Printed: 2 January 2025 Expired: 23 January 2025

Site notice: Posted: 10 January 2025 Expired: 31 January 2025

Press advert: Published: 7 January 2025 Expired: 28 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

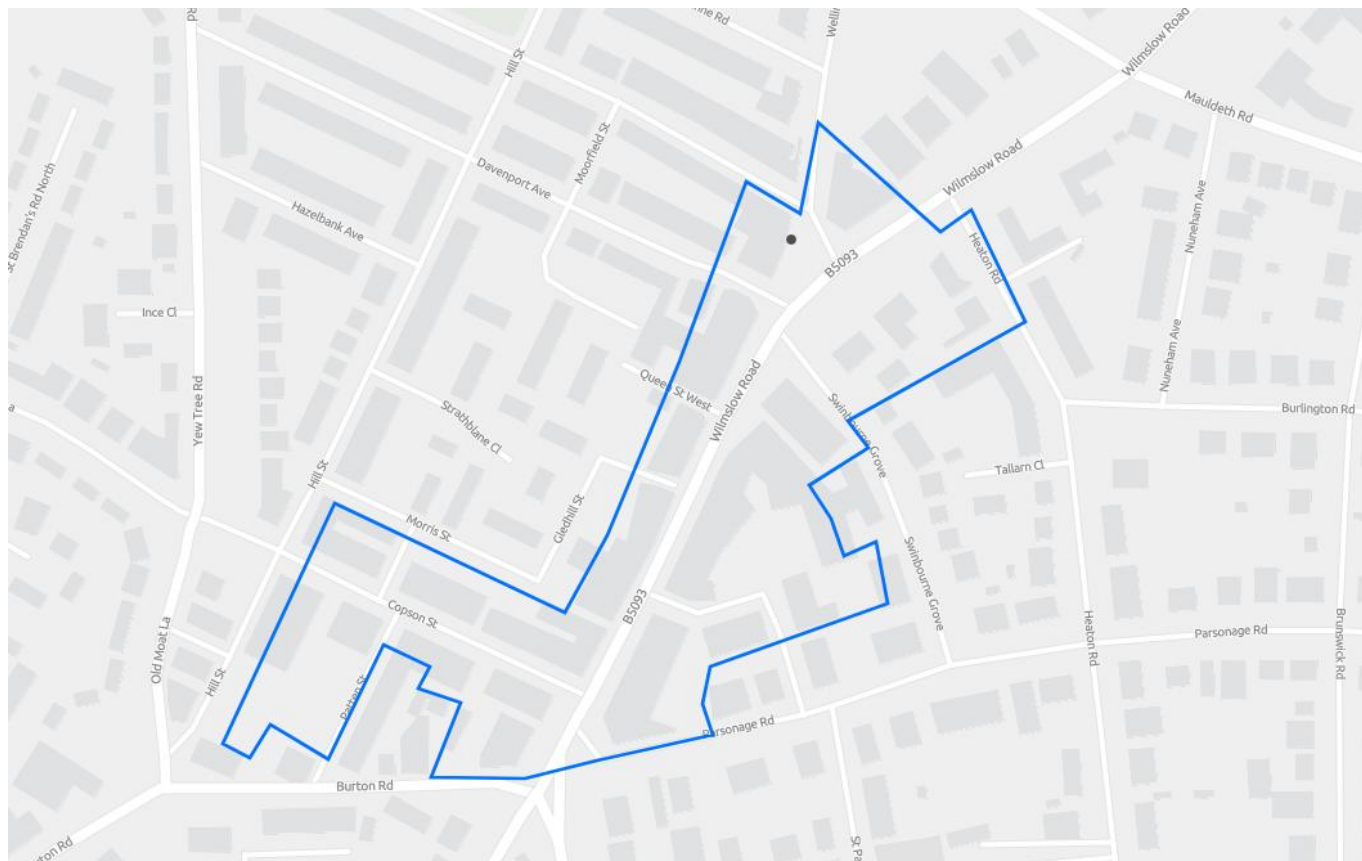
Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

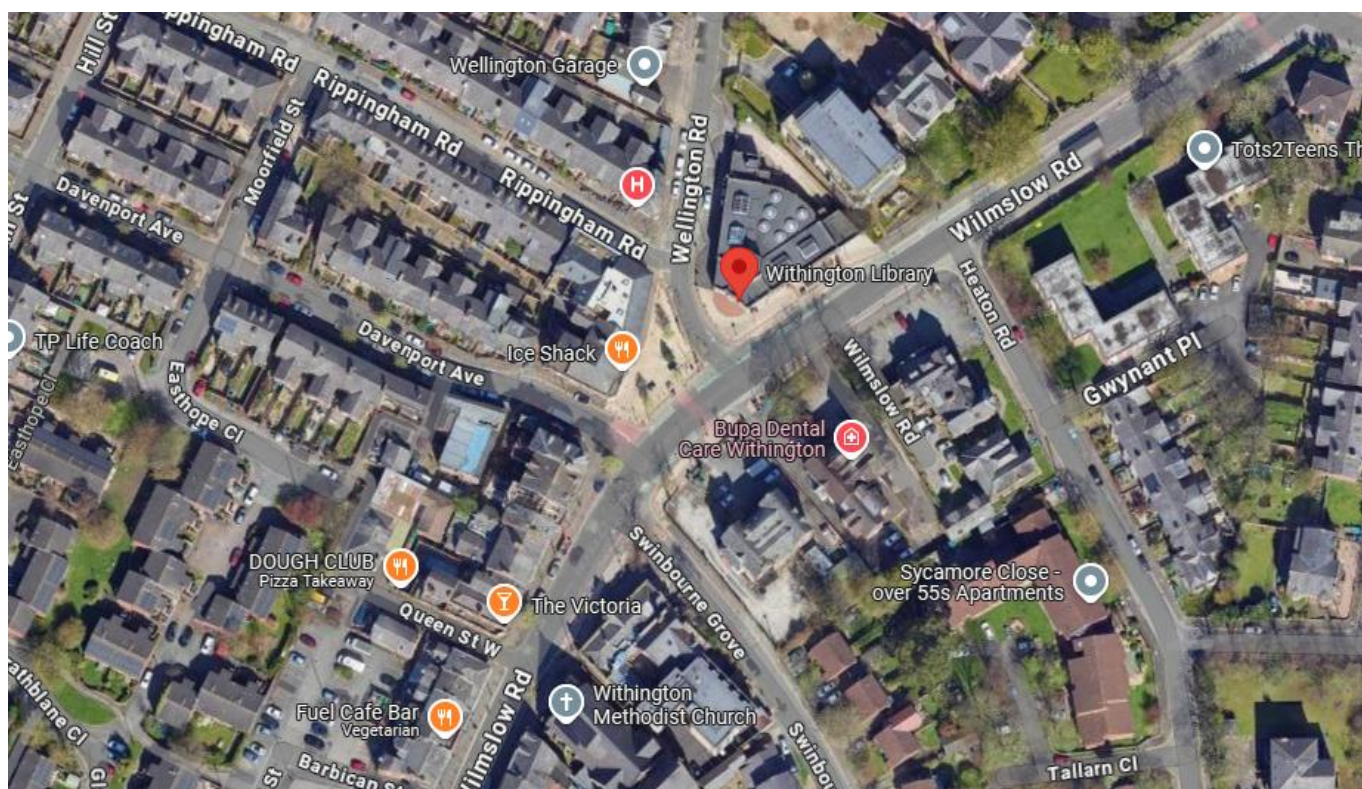
Tree Preservation Order: Not applicable

The building under consideration is a purpose-built library constructed in the mid-1920s, located on the northern outskirts of Withington District Centre to the south of the City Centre. It remains in its original use and is an important non-designated heritage asset (NDHA) located within Withington Conservation Area, perceived as a key landmark on a corner site, making a positive and important contribution to the area's special character and local townscape. It has considerable townscape, architectural, historic and evidential significance.

The building is neoclassical in design and constructed in limestone and brick, with an attractive and well-proportioned frontage at the junction of Wilmslow Road and Wellington Road, with a porticoed main entrance, hexagonal central cupola and flanking pedimented wings. The facades to Wellington Road and Wilmslow Road are more simple but well-articulated, punctuated by timber 6:6 sash windows. There is a pedestrian and vehicular access to the site at the rear on Wellington Road, with the rear elevation visible from the public realm, constructed in red brick with sandstone dressing and with sash windows.



Location of application site within Withington District Centre



Application site





Description of development

The applicant is seeking permission for a City Council Development for the installation of roof mounted air source heat pumps (ASHPs), replacement double glazed timber sash windows, installation of secondary glazing to the existing steel windows, together with the installation of a fixed ladder access to the rear elevation.

Planning history

109959/TEL/2015/S1 - Prior notification for erection of a 15-metre-high telecommunication mast with associated equipment cabin to replace existing monopole – Approved (06.11.2015).

117199/FO/2017 - Creation of 2 no. car parking spaces – Approved (11.10.2017).

135478/FO/2022 - Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens together with the removal of associated BT kiosk – Refused (31.01.2023).

135479/AOH/2022 - Advertisement consent for the display of 2no. digital 75" LCD display screens – Refused (31.01.2023).

Consultations & Notification Responses

One letter of objection was received from one local resident in response to this application. Their concerns are summarised as follows:

- It is not clear as to whether the noise impact assessment is a ground-level analysis only.
- Concerns relating to the potential impacts to the enjoyment of the outdoor balconies to the penthouse apartments forming the upper storey of the adjacent Withington Point residential property and disturbance to sleeping residents during the early morning operations period.

Neighbourhood Team Leader (Arboriculture) made no objection to the application, indicating that the proposal would have no impact upon trees in and around the application site.

In their initial consultation response, dated to the 23rd January 2025, **Environmental Health** made no objection to the proposal requesting an external plant/equipment/servicing condition, requiring a verification report of the initial acoustic report provided within the planning submission be submitted prior to the operation of the scheme.

In a subsequent consultation response, dated to the 5th January 2025, **Environmental Health** requested clarification of the proposed ASHP model to be used in the scheme. This was relayed to the agent of the application who confirmed that the ASHP model would be the Samsung 14kW Three-Phase HT Quiet R32 Monobloc Heat Pump. In their correspondence dated to the 17th February 2024, **Environmental Health** confirmed their acceptance of these details.

Policies

The following policies are considered relevant in the consideration of this application.

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

- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

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

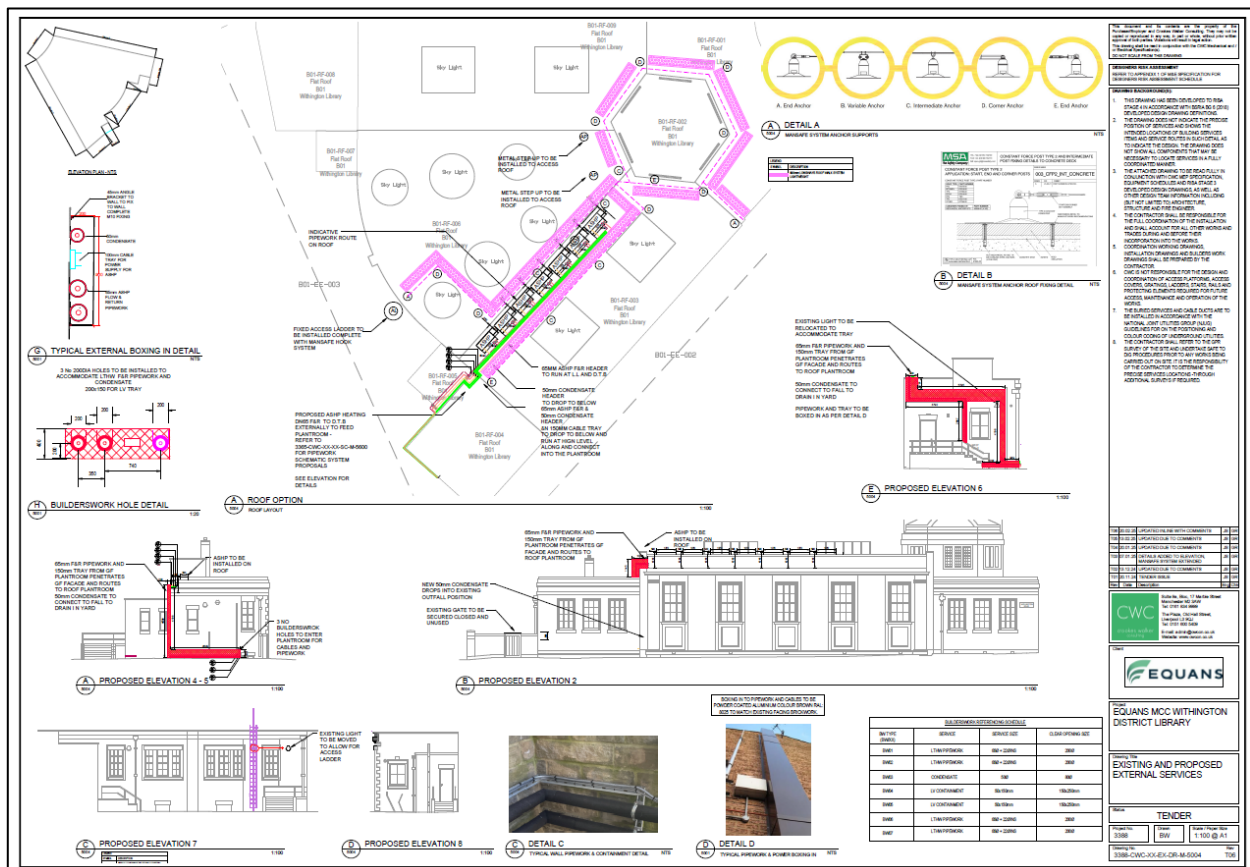
- Policy SP1 – Spatial Principles
- Policy DM1 – Development Management
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

The National Planning Policy Framework (NPPF, 2024)

- Chapter 2 – Achieving Sustainable Development
- 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



Submitted existing and proposed external services

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context.

Principle – the principle of retrofitting Withington Library through the installation of roof-mounted air source heat pumps (ASHPs), replacement double-glazed timber sash windows, secondary glazing to the existing steel windows and a fixed ladder access in order to lessen the building's carbon footprint through an increased reliance on renewable/green energy sources is acceptable given the Council's commitment to reducing the carbon emissions of the city and reaching its net zero-carbon target by 2038.

The proposal therefore accords with policies SP1 and EN4 of the Manchester Core Strategy and chapter 2 of the National Planning Policy Framework. However, consideration must also be given to the proposal's appearance as well as its impact upon the visual and residential amenity of the area and the character and significance of the Withington Conservation Area, particularly given that the building is regarded as a non-designated heritage asset.

ASHPs:

Appearance and visual amenity - the 7no. ASHPs would be sited on the roof of the building's western wing, behind the existing parapet wall and projecting roof lanterns, set approximately 6.45m away from the roof edge. The ASHP model to be used would be the Samsung 14kW Three-Phase HT Quiet R32 Monobloc Heat Pump (finished in black) which features the following dimensions: 1m in height, 1.27m in width, and 0.53m in depth. The ASHP pipework and cables would be boxed in and colour coated in RAL 8025 to match the appearance of the building's existing brickwork.

Sited on the roof of the building, the ASHPs would not be highly visible due to their screening behind the existing parapet wall and projecting roof lanterns, set a considerable distance away from the roof edge, together with the boxing in and colour coating of their pipework and cabling to match the appearance of the building's existing brickwork. The ASHPs should therefore avoid forming visually prominent features within the street scene and public realm and would have a minimal impact upon the visual amenity of the area, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Impact upon the non-designated heritage asset and Withington Conservation Area – the ASHPs would have a negligible impact on the significance of the asset on account of their minimal visibility due to the depth of the existing parapet and unobtrusive siting on the roof of the building together with the boxing in and colour coating of their pipework and cabling.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use", as well as saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone.

The ASHPs would provide benefits in the form of an increased reliance on renewable/green energy sources with a resultant reduction in the carbon emissions of the building, which would

outweigh any potential harm caused to the non-designated heritage asset and Withington Conservation Area as a result of the works.

Residential amenity and noise – given that the ASHPs represent relatively minor additions to the building in terms of their scale and mass, with considerable distances maintained to the nearest residential properties located to the north and west, it is understood that the ASHPs should not give rise to issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy, nor should they introduce visually overbearing features within the locale.

The submitted Noise Impact Assessment indicates that the ASHPs would be in operation between the hours of 04:00 and 19:00 on weekdays and during the daytime period only on Saturdays between 07:00 and 16:00, whilst the production specification sheet indicates that they would have a sound power level of 60dBA. It is acknowledged that concerns were raised in relation to potential noise disturbance caused by the units, however Environmental Health reviewed the details provided within these documents and made no objection to the proposal, highlighting the acceptability of the Noise Impact Assessment and requesting a condition relating to the submission of a verification report for the scheme. This condition seeks to minimise the impact of the development by preventing a general increase in the pre-existing background noise levels around the site, thereby safeguarding the residential amenity of neighbouring occupiers, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Replacement double-glazed timber sash windows:

Appearance and visual amenity – the proposal also includes the replacement of the existing single-glazed timber sash windows present along the southeastern, western and northeastern elevations of the building with new Ventrolla traditional 145mm sash windows with sapele hardwood frames and sashes. These windows would feature 26mm ovolo glazing bars, with draught proofing including a Ventrolla perimeter sealing system and sash removal system. The replacement window frames and sashes would be finished with White Satin Ronseal 10 Year Weatherproof Paint or similar approved products. All sash windows would feature sash horn details to match the existing window profile through precise patterning and moulding to the external face of the upper sash and internal face of the inner sash ensuring a like-for-like replacement.

Sited along the southeastern, western, and northeastern elevations of the building, the replacement windows would be visible within the street scene and public realm, however their sympathetic and conservation-led design should mirror the appearance of the existing windows, ensuring that they do not form visually prominent features. The overall character of the building and its surrounding area should therefore not be significantly harmed by these works.

The design and appearance of the replacement timber sash windows therefore accords with policies DM1 and SP1 of the Manchester Core Strategy as well as chapter 12 of the National Planning Policy Framework as their impact upon the visual amenity of the area is considered to be minor.

Impact upon the non-designated heritage asset and Withington Conservation Area – the proposed works would replace the original timber sash windows with heritage double-glazed hardwood units with draught-proofing. It is considered that these works would cause a degree of harm to the non-designated heritage asset through the removal of original fabric.

The option of retaining the existing timber sash units and only replacing their glazing was explored but was discounted due to the design of the windows, with narrow glazing bars which

would be unable to accommodate double-glazing. A secondary glazing option was also explored, but this would not deliver comparable energy improvements and would also incur compatibility issues associated with the new ASHPs (including risk of condensation and damage to original fabric) and was therefore discounted.

For these reasons, in addition to the works being justified and outweighed by the public benefits of the scheme, including a reduction in carbon emissions and increased energy efficiency of the building, the new timber sash windows are supported, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone.

Residential amenity – no new window openings are proposed as part of the works; therefore the residential amenity of neighbouring occupiers should remain unaffected by the replacement timber sash windows, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Secondary glazing to existing steel windows:

Appearance and visual amenity – the proposal initially included the replacement of the 6no. steel windows to the central rotunda with new and distinct double glazed steel units. This element of the proposal could not be supported as the building's existing steel windows are considered to be particularly important contributors to the asset's significance due to their design and location. This feedback was relayed to the agent of the application who amended the proposal to include secondary glazing to the existing steel windows, rather than their replacement. The revised drawings and documents now indicate that the proposal would include the removal of these windows to allow for the off-site repair of the existing glazing and frames, followed by their subsequent reinstatement with new Ventrolla aluminium-framed secondary glazing installed to the internal face of the window aperture.

Sited around the central rotunda of the building, the repaired windows with secondary glazing would be visible within the street scene and public realm, however the retention of their existing glazing and frames should ensure that their external appearance remains largely unaffected by the works, with the units avoiding forming visually prominent features. The secondary glazing would not be highly visible due to its internal siting. The overall character of the building and its surrounding area should therefore not be significantly harmed by these works.

The design and appearance of the secondary glazing to the existing steel windows therefore accords with policies DM1 and SP1 of the Manchester Core Strategy as well as chapter 12 of the National Planning Policy Framework as their impact upon the visual amenity of the area is considered to be minor.

Impact upon the non-designated heritage asset and Withington Conservation Area – the revised proposal, including the installation of internal secondary glazing to the existing steel windows, rather than their replacement, is considered acceptable as this option would allow for the retention of the non-designated heritage asset's existing glazing and frames, ensuring its external appearance remains largely unaffected by the works, with the units avoiding forming visually prominent features. The secondary glazing would not be highly visible due to its internal siting. The overall character of the building and its surrounding area should therefore not be significantly harmed by these works.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its

optimum viable use”, as well as saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone.

The secondary glazing would provide benefits in the form of improved thermal and energy efficiency of the building, which would outweigh any potential harm caused to the non-designated heritage asset and Withington Conservation Area as a result of the works.

Residential amenity – no new window openings are proposed as part of the works; therefore the residential amenity of neighbouring occupiers should remain unaffected by the secondary glazing to the existing steel windows, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Fixed ladder access:

Appearance and visual amenity – the fixed ladder access would be sited along the northern/northeastern elevation of the building, running from ground level up to the parapet, facilitating access to the roof with its associated ASHPs. The ladder model to be used would be the PivotLoc Vertical Folding Ladder with GlideLoc fall arrest system, finished in powder coating in Black RAL9005. The ladder is to be mechanically fixed to the existing wall structure and would feature Söll Curve Over Reinforced Rail Top Extension to the top.

Sited at the rear of the building, the fixed ladder access would be largely screened from view by the existing single storey rear outrigger and, as such, should avoid forming a visually prominent feature within the street scene and public realm. The overall character of the building and its surrounding area should therefore not be significantly harmed by these works.

The design and appearance of the secondary glazing to the existing steel windows therefore accords with policies DM1 and SP1 of the Manchester Core Strategy as well as chapter 12 of the National Planning Policy Framework as their impact upon the visual amenity of the area is considered to be minor.

Impact upon the non-designated heritage asset and Withington Conservation Area – the fixed ladder access would be located to the rear of the building and would be largely screened from public viewpoints along Wellington Road by the existing single storey outrigger. Its black finish would match the existing and proposed equipment on site as well as the existing downpipes and is therefore in-keeping with the current appearance of the building, with a negligible impact upon the character of the non-designated heritage asset and Withington Conservation Area overall.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”, as well as saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone.

The fixed ladder access would provide benefits in the form of facilitating safe and secure access to the roof of the building for maintenance, which would outweigh any potential harm caused to the non-designated heritage asset or Withington Conservation Area.

Residential amenity – given the minor nature of the fixed access ladder and the considerable distance maintained to the nearest residential properties located to the north, it is understood that the ladder should not give rise to issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy, nor should it introduce a visually overbearing feature within the locale, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, and the character of the non-designated heritage asset and Withington Conservation Area as it broadly complies with saved policies DC18 and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, EN3, and EN4 of the Manchester Core Strategy, chapters 2, 12 and 16 of the National Planning Policy Framework and policies JP-P1 and JP-P2 of the Places for Everyone joint development plan document.

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

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

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

'Window Schedule', numbered '24615.105 REV D', stamped as received by the City Council as Local Planning Authority on the 20th February 2025.

'Section through Window Detail', numbered '24615.111 REV C', stamped as received by the City Council as Local Planning Authority on the 17th February 2025.

'Datasheet: Samsung EHS Mono HT Quiet R32 AE**0BXYD*G/EU', stamped as received by the City Council as Local Planning Authority on the 7th February 2025.

'24615 MCC Equans PSDS - Decarbonisation Scheme of Withington District Library. SPECIFICATION - Withington District Library – Rev B', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'section through secondary glazing details', numbered '24615.114', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'Access Ladder Detail', numbered '24615.108 REV A', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'Services Penetration Details', numbered '24615.110 REV A', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'Proposed Roof Plan', numbered '24615.107 REV A', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'Scope of Works Document - Drawing Reference No. 24615.100 - Rev B', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'Proposed Elevations', numbered '24615.103 REV B', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'Proposed Elevations', numbered '24615.104 REV B', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'Existing Ground Floor Plan', numbered '24615.101 REV A', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'Existing Roof Plan', numbered '24615.106 REV B', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

'Design & Access Statement. PSDS Withington Library. Manchester City Council', stamped as received by the City Council as Local Planning Authority on the 5th February 2025.

'Heritage Statement. Withington Library, Wilmslow Road, Manchester', stamped as received by the City Council as Local Planning Authority on the 5th February 2025.

'Biodiversity Statement', stamped as received by the City Council as Local Planning Authority on the 13th December 2024.

'Noise Impact Assessment', stamped as received by the City Council as Local Planning Authority on the 13th December 2024.

'Tree Statement', stamped as received by the City Council as Local Planning Authority on the 13th December 2024.

'EXISTING AND PROPOSED EXTERNAL SERVICES', numbered '3388-CWC-XX-EX-DR-M-5004 T06', stamped as received by the City Council as Local Planning Authority on the 21st February 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) a) The development shall be carried out in accordance the details provided within the acoustic report titled 'Noise Impact Assessment', stamped as received by the City Council as Local Planning Authority on the 13th December 2024.

b) Prior to the operation of this scheme, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

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 Unitary Development Plan for the City of Manchester.

4) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the documents and drawings listed under condition no.2 of this approval, including:

- Air Source Heat Pumps to be finished in black.
- Mansafe/ladder access to be finished in black.

Reason - To protect the character and appearance of the non-designated heritage asset situated within the Withington Conservation Area, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1 and EN3 of the Manchester Core Strategy, and policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan document.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Environmental Health
Neighbourhood Team Leader (Arboriculture)

Flat 6, 431A Wilmslow Road, Manchester, M20 4AF
Flat 5, 431A Wilmslow Road, Manchester, M20 4AF
Flat 4, 431A Wilmslow Road, Manchester, M20 4AF
Flat 3, 431A Wilmslow Road, Manchester, M20 4AF
Flat 2, 431A Wilmslow Road, Manchester, M20 4AF
Flat 1, 431A Wilmslow Road, Manchester, M20 4AF
Unit 1A, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Jordan Fishwick, Unit 1B, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
429A Wilmslow Road, Manchester, M20 4AF
2A Rippingham Road, Manchester, M20 3EX
Unit 1C, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
First Floor, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Ground Floor Rear, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Flat 9, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Flat 6, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Flat 4, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Flat 2, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
416 Wilmslow Road, Manchester, M20 3BW
435 Wilmslow Road, Manchester, M20 4AF
Flat 1, 425 Wilmslow Road, Manchester, M20 4AF
Flat 2, 425 Wilmslow Road, Manchester, M20 4AF
Flat 3, 425 Wilmslow Road, Manchester, M20 4AF
414 Wilmslow Road, Manchester, M20 3BW
412 Wilmslow Road, Manchester, M20 3BW
Flat 18, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 17, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 16, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 15, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 14, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 13, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 12, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 11, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 10, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 9, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 8, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 7, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 6, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 5, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 4, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 3, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 2, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Flat 1, 406 - 408 Wilmslow Road, Manchester, M20 3BD
Basement Office, 433 Wilmslow Road, Manchester, M20 4AF
2 Rippingham Road, Manchester, M20 3EX
8 Rippingham Road, Manchester, M20 3EX
6 Rippingham Road, Manchester, M20 3EX
Flat 5, 433 Wilmslow Road, Manchester, M20 4AF
Flat 4, 433 Wilmslow Road, Manchester, M20 4AF

Flat 3, 433 Wilmslow Road, Manchester, M20 4AF
Flat 2, 433 Wilmslow Road, Manchester, M20 4AF
425 - 427 Wilmslow Road, Manchester, M20 4AF
2 Heaton Road, Manchester, M20 4PX
412A Wilmslow Road, Manchester, M20 3BW
Flat 8, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Flat 7, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Flat 5, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Flat 3, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Flat 1, 160 - 164 Wellington Road, Old Moat, Manchester, M20 3FU
Flat 1, 433 Wilmslow Road, Manchester, M20 4AF
158 Wellington Road, Old Moat, Manchester, M20 3FU
BUPA Dental Care, 429 Wilmslow Road, Manchester, M20 4AF
433 Wilmslow Road, Manchester, M20 4AF
156 Wellington Road, Old Moat, Manchester, M20 3FU
Snipz, 431 Wilmslow Road, Manchester, M20 4AF
4 Rippingham Road, Manchester, M20 3EX
Flat 7, 431A Wilmslow Road, Manchester, M20 4AF
Flat 4, 2 Heaton Road, Manchester, M20 4PX
Flat 3, 2 Heaton Road, Manchester, M20 4PX
Flat 2, 2 Heaton Road, Manchester, M20 4PX
Flat 1, 2 Heaton Road, Manchester, M20 4PX

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA