

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144369/AO/2025
Date registered valid: 27 October 2025
Proposal: Installation of 1no. externally illuminated through / backlit fascia sign and 1no. non-illuminated projecting sign
Address: 453 Wilmslow Road, Manchester, M20 4AN
Ward(s): Withington Ward

Applicant: Mr Ahmed Ali Ank Mor Ltd
Agent (if any): Mr Darren Pomfret, Manchester Building Design Ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 16 December 2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 11 November 2025

Standard consultations: Printed: 10 November 2025 Expired: 1 December 2025

Neighbour notifications: Printed: 10 November 2025 Expired: 1 December 2025

Site notice: Posted: 11 November 2025 Expired: 2 December 2025

Press advert: Published: 18 November 2025 Expired: 9 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: Not applicable

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

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





Description of development

The application seeks advertisement consent for:

- Installation of 1no. externally illuminated through / backlit fascia sign labelled on the proposed drawings as '*Brushed aluminium 20mm stand up letters with externally illuminated through / backlit white LEDS, maximum luminance of all signs is 200 candelas / m²*'.
- Installation of 1no. non-illuminated projecting sign labelled on the proposed drawings as '*Projecting sign, colour Sand Yellow, RAL 1002 + gloss bracket and trim*'.

Relevant planning history

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

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

Consultations & Notification Responses

An objection was received from **Withington Village Regeneration Partnership**; the comments are summarised as follows:

- The proposed halo-illuminated fascia sign and non-illuminated projecting sign are considered garish and obtrusive within the heritage streetscape of Withington Conservation Area.
- Materials and internal illumination are inappropriate and detract from ongoing efforts to improve the area's environment.
- NPPF Paragraph 141: Poorly sited and designed advertisements harm the quality and character of places; WVRP argues this application exemplifies that harm.
- Withington Village Development Framework (2021): The design ignores key principles aimed at restoring historic assets and reducing clutter.
- Shopfront and Signage Design Guide (2024): The proposal fails to meet guidance on sensitive design, integration with street scene, and avoidance of dominant or internally illuminated signage.
- Withington Conservation Area Plan (CARP, 2024): The application contradicts guidance to avoid excessive signage, internal illumination, and modern reflective materials.
- The proposal perpetuates issues identified in the Conservation Area Appraisal, such as poor-quality modern interventions and signage clutter, which erode the area's historic character.
- WVRP previously advised the developer about conservation area requirements and suggested contacting Manchester Planning Department to avoid inappropriate design, but this advice was not followed.

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

- Illuminated signage is almost never considered appropriate in conservation areas, as stated in Manchester City Council's Withington Conservation Area guidance and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- The proposed halo-illuminated fascia sign and projecting sign are deemed completely inappropriate in terms of illumination, colour, and style.
- The proposal contradicts the design and streetscape aspirations set out in the Withington Village Framework (2021).
- It fails to preserve or enhance the character and appearance of the conservation area.
- The signage would be contrary to the Town and Country Planning (Control of Advertisements) Regulations 2007, Manchester Core Strategy policies SP1, EN3, DM1, and saved UDP policies DC14, DC15, and DC18.
- A similar application (139526/AO/2024) was refused for being visually intrusive and harmful to the conservation area. The current proposal is considered even worse due to the addition of a projecting sign.
- A fresh planning application for changes to the business frontage should be submitted.

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

- The applicants have already removed the shopfront and installed an unauthorised roller shutter, contrary to section 6.2.4 of the Council's Shopfront and Signage Design Guide.
- Councillors request that the shutter be removed.
- The proposed front elevation is considered inappropriate and unsympathetic to the Withington Conservation Area.

- No Design and Access Statement, Heritage Statement, or impact assessment has been provided.
- Listed buildings in the conservation area have not been properly documented.
- The frontage, including painted render (finished in sand colour rather than white as indicated), is obtrusive and out of character with the conservation area.
- The design conflicts with the objectives of the recently adopted Shopfront Design Guide.
- The first floor appears to have been converted from flats into a restaurant without a change of use application.
- Request refusal of the application.

MCC's Environmental Health Services indicated "with regard to the illuminated sign, the maximum luminescence will be 200 candelas m² both during daytime and night time, as proposed in the information provided."

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

- Proposal is the installation of a fascia sign and projecting sign.
- The proposed projecting sign extends to a maximum projection of 0.6m over the adopted highway.
- As such, a Projection over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.
- A projection over license will not be required for the fascia sign.
- Projecting sign is non-illuminated.
- The proposed luminance of the fascia sign is 200cd/m²- Acceptable to highways.
- A sufficient headroom clearance, compliant with the 2.50m minimum, is noted and accepted by Highways.

Policies

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

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The following policies within the **Manchester Core Strategy** are considered relevant:

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 (character, continuity & enclosure, quality of the public realm, ease of movement, legibility, adaptability, diversity) as identified in national planning guidance 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.

Policy EN3 (Heritage) - Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved UDP policies

Policy DC14 (Shopfronts and Related Signs) - this policy applies to all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, opticians premises etc and seeks to ensure that interventions have an acceptable impact upon the visual and residential amenity of their surrounding area.

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 design of the structures, and the relationship with any premises on which they are located;

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)

Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan and its policies form part of the development plan and 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 Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

The following policies are consideration relevant for this application:

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.

Policy JP-P2 (Heritage) – seeks to manage and work with partners to positively conserve, sustain, and enhance the historic environment and heritage assets and their settings.

National Planning Policy Framework (2024)

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.

Section 16 (Conserving and Enhanced the Historic Environment) sets out the framework for protecting and valuing heritage assets, which include sites and buildings of historical significance. The chapter requires local planning authorities to create strategies for conservation and to understand the significance of heritage assets and the potential harm development might cause. It outlines how to approach development that might impact heritage assets, focusing on avoiding, minimizing, and mitigating harm, and looking for opportunities to reveal or enhance their significance, while balancing this with public benefits.

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’.

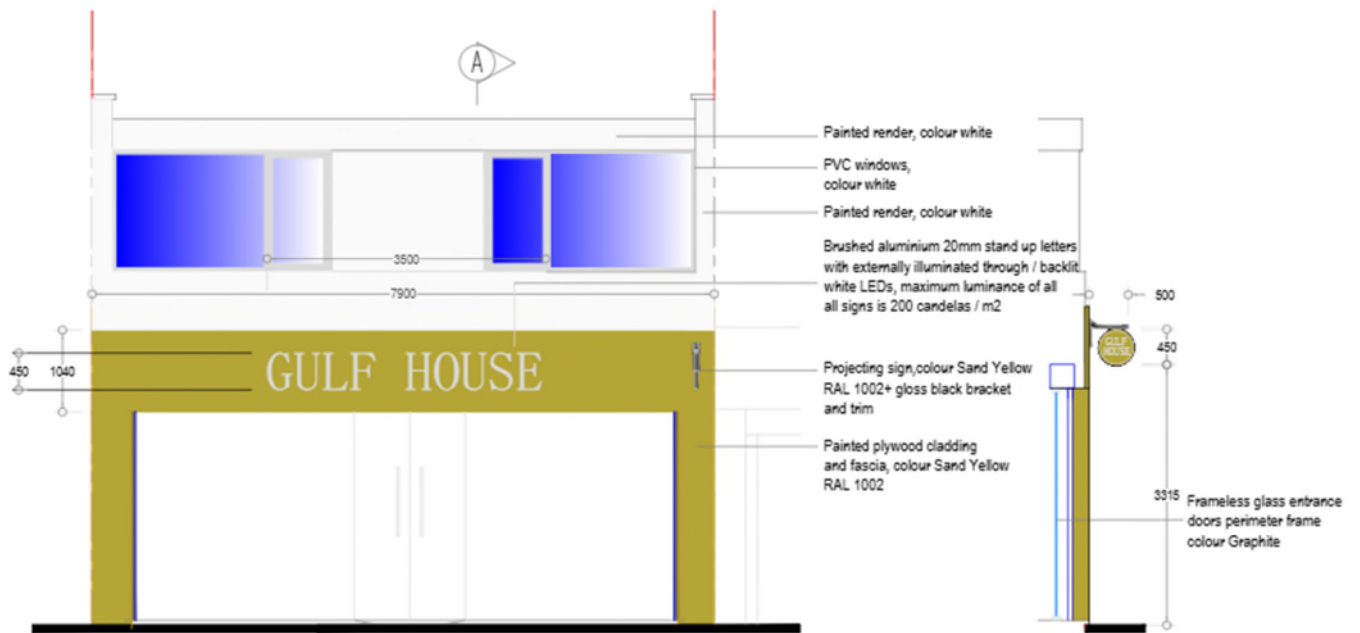
Withington Conservation Area Regeneration Plan (2024) - The Withington Conservation Area Regeneration Plan is a heritage-led initiative aimed at safeguarding the area's distinctive Victorian character while promoting sustainable economic and social vitality. It prioritizes the sensitive restoration of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

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

Draft National Planning Policy Framework (NPPF, 2025)

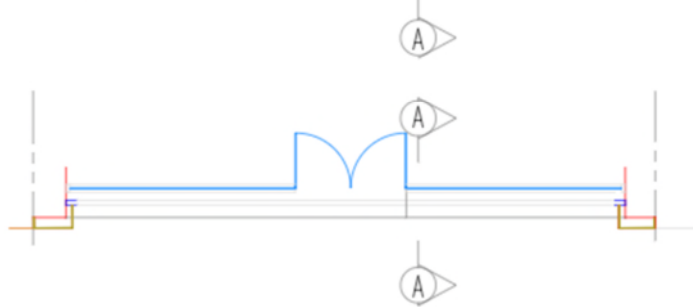
The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

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



Proposed Wilmslow Road Elevation

Proposed Section A-A



Proposed Plan Wilmslow Road Entrance

Excerpt from submitted proposed drawings

Issues

Principle – the principle of installing 1no. externally illuminated through / backlit fascia sign and 1no. non-illuminated projecting sign on a shop frontage to advertise and denote the name of a business is generally acceptable where there is no overriding unduly harmful impact upon either the character and visual amenity of the area or public safety in and around the site.

In this instance however, the principle of the proposal is considered unacceptable as it is believed that there are factors of sufficient weight in terms of visual amenity and harm caused to the character of the Withington Conservation Area that would warrant the refusal of this application.

On balance, the proposal is deemed to conflict with saved policies E3.3, DC15, and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, EN1, and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), Manchester's Shopfront and Signage Design Guide (2024), Withington's Conservation Area Regeneration Plan (2024), and policies JP-P1 and JP-P2 of Places for Everyone.

Visual amenity and impact upon the Withington Conservation Area – the proposed signage would significantly undermine the visual amenity of the area and character and appearance of the Withington Conservation Area on account of its inappropriate scale, positioning, materiality, and illumination, causing clear, unacceptable and avoidable harm.

In terms of scale and siting, the proposed fascia signage, measuring to 1.04m in height. 7.9m in width and 0.05m in depth, positioned 2.8m above ground level with letters measuring to 0.45m in height, would visually dominate the front-facing façade of the building, relating poorly to the application property, contrary to the principles of Manchester's Shopfront and Signage Design Guide (2024), which indicates that *"signage must not dominate the building façade and should relate well to its overall composition, character, scale and architectural features. In most contexts, it should be the minimal required to identify the premises, in size, number and impact"*. Further to this, the Guide also expects slim, well-integrated fascias (including restrained depths), and adaptation of corporate branding to suit local character rather than imposing standard formats. The depth of the proposed fascia signage (i.e., 0.05m/50mm) would exceed the recommended maximum depth of 0.03m/30mm, as specified in Manchester's Shopfront and Signage Design Guide (2024) and is therefore considered unacceptable.

Additionally, the materiality of the proposed fascia sign (i.e., painted plywood backboard in RAL 1002 "Sand Yellow" and brushed aluminium 20 mm stand-up letters) combined with its externally illuminated through/backlit white LEDs (with static illuminance levels of 200 cd/m²) would introduce reflective, non-traditional finishes and night-time luminance that would be discordant and inappropriate to a conservation setting, conflicting with the principles of the Withington Conservation Area Regeneration Plan (2024) which indicates that *"appropriate size, scale, proportionate design and detailing, the use of correct materials and complementary colour schemes are all important in ensuring a sympathetic design...Alteration and renewal of elements of the shopfront as a whole should use traditional materials such as painted sustainable-sourced hardwood timber, brick, stone and ironwork. Plastic, sheet metal, reflective modern materials and painted ply should be avoided"*.

The proposed projecting sign would have a diameter of 0.45m with a thickness of 0.03m, projecting 0.58m frontwards from the building elevation. It would be constructed of face powder coated aluminium (colour: Sand Yellow RAL 1002) with a gloss black trim with no illumination and gloss black letters. Its gloss black supporting bracket would measure to 0.35m in height, 0.08m in width, projecting 0.5m frontwards from the building elevation.

It is noted that there are no projecting signs along this part of the street, but this does not necessarily preclude the insertion of a well-designed sign. Manchester's Shopfront and Signage Design Guide (2024) encourages the use of '*traditional hanging signage*', however, the proposed projecting sign features a contemporary design consistent with the remainder of the proposed shopfront, which is considered to juxtapose and conflict with the historic character of the Withington Conservation Area. Further to this, Manchester's Shopfront and Signage Design Guide (2024) also states that "*traditional materials (i.e. timber, brick, iron, steel) and established high-quality modern materials (i.e. slim-line aluminium) would be expected... Other materials would be supported only in cases where the planning team is satisfied that the design quality, finish and appearance are appropriate in their context*". In this case, it is considered that the proposed projecting sign together with its gloss aluminium bracket and framing would introduce a bold, contrasting colour and shine that would be visually intrusive and overly prominent in the street scene, causing undue harm to the visual amenity of the area and character of the Withington Conservation Area, which would be exacerbated by its considerable scale, juxtaposing with the smaller scale of the application building frontage, compared to others along Wilmslow Road. The proposed projecting sign therefore fails to meet the Guide's expectation for contextual design, quality finishes, and traditional or established high-quality modern materials deployed with restraint.

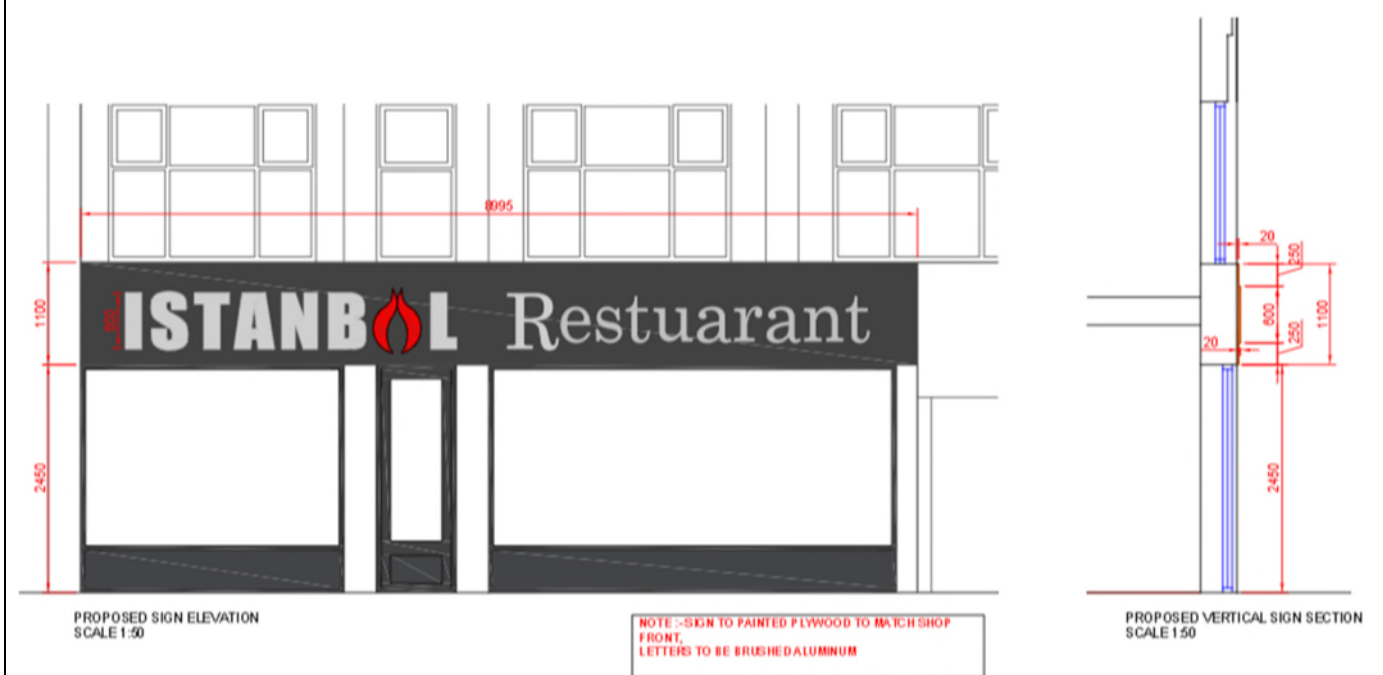
By virtue of these combined factors, including the proposal's inappropriate scale, positioning, materiality, and illumination, it is considered that the proposed signage would neither preserve nor enhance the significance and appreciation of the Withington Conservation Area, and would therefore conflict with the principles established under chapter 16 of the National Planning Policy Framework (2024) as well as the design principles outlined in chapter 12, which require high-quality, context-led outcomes supported by locally prepared design guides with all decisions ensuring that development is sympathetic to local character and heritage. Locally, the proposal is considered to conflict with the Conservation Area Regeneration Plan for Withington (2024) which seeks to improve shopfronts and their associated signage and reinforce a sense of uniformity as well as the guidance set out in Manchester's Shopfront and Signage Design Guide (2024), which seeks to preserve the architectural integrity and visual coherence of historic commercial frontages and advises that signage should be proportionate and respectful of the host building's architecture

It should also be noted that the degree of harm caused to the visual amenity of the area would be further exacerbated by the proposal's prominent siting adjacent to Wilmslow Road, along a key arterial route into the city. The proposal would therefore directly conflict with saved policy E3.3 of the Unitary Development Plan for the City of Manchester which seeks to upgrade the appearance of the city's major radial routes, as well as saved policies DC14, DC15, and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, EN1, and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), MCC's Shopfront and Signage Design Guide, and policies JP-P1 and JP-P2 of Places for Everyone.

Lack of a precedent – whilst the adjoining unit at No.455 Wilmslow Road displays a contemporary frontage with external roller shutters, an oversized fascia and a glossy gold advertisement, it should be noted that these features do not correspond with the approved drawings of 137509/FO/2023 and 138219/AO/2023. As such, they do not provide a reliable or lawful benchmark for design quality and cannot be used to justify further interventions of a similar nature. The existence of that treatment on the street does not legitimise additional visual dominance or clutter, nor does it warrant erosion of the area's established character and coherence.



View of No.455 Wilmslow Road



Approved plans of 138219/AO/2023

Moreover, although the 2023 approvals depict a painted plywood fascia with brushed aluminium letters and external LED lighting comparable to elements of the current proposal, those decisions were made prior to the adoption of the city's updated shopfront and conservation guidance, including Manchester's Shopfront and Signage Design Guide (2024) and the Withington Conservation Area Regeneration Plan (2024), both of which now form material considerations of planning applications. Given the adoption of up-to-date guidance, the application must be assessed against current expectations for modest, well-proportioned

signage and sympathetic materials and finishes appropriate to a conservation setting. On review, the proposal's scale, illumination, positioning, and materiality do not meet these standards and therefore fail to accord with current planning policy and guidance. As such, the scheme cannot be supported.

Public safety – the proposed signage would be sited adjacent to the public highway and footpath of Wilmslow Road. It would have static illuminance levels of 200cd/m², which accords with Highways' guidance. Therefore, it is considered that the proposal would not harm public safety in and around the site.

Conclusion – the proposed signage, by virtue of its inappropriate scale, positioning, materiality, and illumination, would result in undue harm to the visual amenity of the area and would fail to preserve or enhance the character and appearance of the Withington Conservation Area.

On this basis, the proposal is deemed to conflict with saved policies E3.3, DC14, DC15, and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, EN1, and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), Manchester's Shopfront and Signage Design Guide (2024), the Withington Conservation Area Regeneration Plan (2024), and policies JP-P1 and JP-P2 of Places for Everyone.

The applicant and agent were informed of the above issues.

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

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

1) The proposal, by reason of its illuminated components, inappropriate design elements and materiality, excessive scale and massing, and siting adjacent to a key radial route within the Withington Conservation Area, would be harmful to the visual amenity of the area, and would detract from the designated heritage asset, causing unnecessary visual harm and detriment to the special architectural and historic interest of the Withington Conservation Area. As such, the proposal is contrary to saved policies E3.3, D14, DC15, and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, EN1, and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), Manchester's Shopfront and Signage Design Guide, the Withington Conservation Area Regeneration Plan, policies JP-P1 and JP-P2 of Places for Everyone and the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Appendix 1 – List of consultees & neighbours notified

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

445 Wilmslow Road, Manchester, M20 4AN
455 - 459 Wilmslow Road, Manchester, M20 9AN
450 - 452 Wilmslow Road, Manchester, M20 3BW
456 Wilmslow Road, Manchester, M20 3BG
Basement, 455 - 459 Wilmslow Road, Manchester, M20 9AN
458 - 460 Wilmslow Road, Manchester, M20 3BG
Flat 2, 458 - 460 Wilmslow Road, Manchester, M20 3BG
Flat 1, 458 - 460 Wilmslow Road, Manchester, M20 3BG
445A Wilmslow Road, Manchester, M20 4AN
ONE STOP STORES LIMITED, Ground Floor, 455 - 459 Wilmslow Road, Manchester, M20 4AN
450A Wilmslow Road, Manchester, M20 3BW
Southside Tequila Joint, 447 - 449 Wilmslow Road, Manchester, M20 4AN
459A Wilmslow Road, Manchester, M20 4AN
449A Wilmslow Road, Manchester, M20 4AN
Albert Inn, 454 Wilmslow Road, Manchester, M20 3BG

Appendix 2 – Planning constraints

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