

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140666/FO/2024
Date registered valid:	31 October 2024
Proposal:	Change of use from Class C1 (Hotel) & Class E (Commercial, Business & Service) to Class E (Gym).
Address:	The Rams Lodge, 393 Wilmslow Road, Manchester, M20 4WA
Ward(s):	Withington Ward
Applicant:	Dr Jo Oyandeh
Agent (if any):	Mr Ahmed Choudhry NADA Architects
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	22 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 November 2024

Standard consultations:

Printed: 11 November 2024 Expired: 2 December 2024

Neighbour notifications

Printed: 7 November 2024 Expired: 28 November 2024

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

Formerly run as a hotel and known as The Rams Lodge, 393 Wilmslow Road is now in use as a gym, operating under the name of Muscle Manor. The property is to the south of the junction with Brook Road and sits at the front of the linear site that goes all the way through to Mitford Road. The hotel used to operate as two building connected by a corridor, one fronting Mitford Road and the other Wilmslow Road. The building on Mitford Road is used as homeless accommodation, while, as stated above, the Wilmslow Road building is being used as a gym, albeit without planning permission. Residential accommodation adjoins the site and is also located on the opposite side of Wilmslow Road.

In the middle of the site the applicant has erected a tent like structure for use in connection with the gym. That is subject to a separate application, ref: 141714/FO/2024.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Change of use from Class C1 (Hotel) & Class E (Commercial, Business & Service) to Class E (Gym).

The original submission included the erection of the tent structure at the rear of the building but that element was withdrawn from this proposal and is now

Consultations & Notification Responses

Local Residents – Two letters of objection have been received; the comments are summarised below:

- Insufficient parking leading to overflow on the roads. Due to the insufficient parking available at the gym, customers are now parking on Brook Road, often across the pavement and obstructing pedestrians. On numerous occasions, cars have parked across drives and close to the junction, increasing a risk of an accident as cars turning into Brook Road are limited in their turning range.
- Since the sale of The Brookhouse Hotel, the site has visibly deteriorated. Trees and gardens have been removed, and unattractive structures added, disrupting the otherwise green and landscaped Wilmslow Road. A photo shows the original greenery, now lost. Previous landscaping conditions set by Manchester City Council (MCC) have not been upheld. Regardless of any decision on the building's use, the writer urges that new landscaping plans be required and enforced to align with MCC policies DM1 and EN9 and to restore the area's character.

A number of objections were raised in relation to the tent at the rear of the gym but that now forms a separate planning application.

Southeast Fallowfield Residents Group/Fallowfield and Withington Community Gardens – Joint correspondence has been received from these organisations, the comments are summarised below:

- No opposition to the change of use from hotel to gym

- There is no greenery and the front of the gym has become a paved car park. The low boundary wall looks as if it should be planted with shrubs and flowers but has no greenery,
- Request the implementation of suitable landscaping to help improve the aesthetics of the neighbourhood.

Objections were also raised in connection with the tent at the rear of the building.

Withington Civic Society (WSC) – WCS have no objection in principle to the change of use and state that the site generally would benefit from proper landscaping.

Objections were also raised in connection with the tent at the rear of the building.

Greater Manchester Ecology Unit – No objections to the proposal.

Highway Services – Have made the following comments:

- In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.
- The site is well accessed by sustainable modes. Regular bus services and railway services are available within walking distance from the site.
- A refuse storage area is noted within the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway. A private waste operative will be in place at the site and the Waste Strategy confirms that the collection point will be from Wilmslow Road.
- An updated plan has been submitted that demonstrates 7 parking bays will be in place at the site. Vehicular access to the site is gained from Wilmslow Road. It is noted that an existing vehicular crossover is present in this location in order to facilitate this access. This is acceptable to Highways.
- It is noted that Sheffield stands are in place within the car park on the boundary of the site. It is understood that there is a total of 16 spaces.

Environmental Health – The applicant will need to discharge part b of the NSE6 condition before the gym can operate during night time hours (i.e. open at 5am). The application would also be subject to implementing the noise mitigation methods set out in the acoustic report which includes:

- A sound limiter to be installed in the main gym to limit the volume of amplified music.
- All windows and doors to remain closed whilst the main gym is in operation
- The main gym shall be in use between the hours of 5am and 11pm every day (once the appropriate noise mitigation has been installed, including for external plant) and an external noise management plan shall be in place to control noise in any external areas between the hours of 11pm and 7am as it was stated, in the submitted acoustic report, that the main noise noted in the external areas during the assessment period was noise from staff cleaning/tidying that area and so noise from these activities should be controlled during those hours.

MCC Flood Risk Management – As the site is within 20 metres of a main river the Environment Agency should be consulted.

Environment Agency – No objection to the proposal.

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.

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 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:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- 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.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

- Flood risk and drainage.

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.

Issues

Principle of the Proposal – Given the site’s established history of commercial uses, including a hotel, restaurant, shisha bar and nightclub, there is no objection in principle to its proposed use as a gym. However, it is acknowledged that previous activities at No. 393 Wilmslow Road have generated concerns among local residents, particularly in relation to noise and anti-social behaviour. Accordingly, the potential impact on residential amenity must be carefully assessed. In addition, consideration must be given to any impact upon the levels of visual amenity enjoyed along the Wilmslow Road and Brook Road frontages, as well as pedestrian and highway safety enjoyed within the vicinity of the site.

Residential Amenity – It is considered that the proposed gym use would not generate significant levels of disamenity, particularly when compared to previous uses of the site, which included a shisha bar and nightclub, both of which were associated with higher levels of noise and disturbance. The proposed use is therefore likely to represent an overall improvement in terms of amenity impact.

However, the proposed early opening hours, commencing at 0500hrs on weekdays, have the potential to cause disturbance to nearby residents, particularly in relation to increased activity and vehicle movements during sensitive times of the day. In addition, the playing of background music within the premises and the operation of external plant equipment may contribute to noise levels that could adversely affect residential amenity if not appropriately mitigated.

While such an opening time is unusually early, it is noted that the majority of the gym’s clientele are drawn from the local neighbourhood and are therefore likely to arrive on foot. Consequently, any impact arising from vehicular movements is expected to be limited.

Further potential sources of disturbance include the playing of background music within the premises and the operation of external plant equipment. To mitigate these risks, a series of conditions are recommended:

- Acoustic insulation of external plant to minimise noise emissions (Condition no. 6).
- Closure of windows and doors during operational hours to contain internal noise (Condition no. 7).
- Installation of a sound limiter on all audio equipment to prevent excessive music levels (Condition no. 8).

In addition, it is felt prudent to attach a condition restricting the use to one within Class E(d) - *indoor sport, recreation or fitness (not involving motorised vehicles or firearms)*, in order to protect residential amenity.

The imposition of these conditions is considered sufficient to ensure that the proposed development does not result in an unduly detrimental impact on the levels of residential amenity enjoyed within the vicinity of the site.

Visual Amenity – The proposal has resulted in a noticeable improvement to the appearance of the site through the removal of various signage and external furniture, creating a cleaner and more cohesive frontage.

However, it is recognised that the planters adjoining Wilmslow Road previously contained a variety of shrubs and plants, which served to soften the overall appearance of the development. These planters are now empty, resulting in a harder and more utilitarian frontage that detracts from the site's contribution to local visual amenity.

To address this, it is considered appropriate to attach a condition requiring the submission and implementation of a comprehensive landscaping scheme. Such a scheme should include the reintroduction of planting within the existing planters. This would not only restore a softer perimeter treatment but also deliver biodiversity enhancements, contributing to the ecological value and overall quality of the site.

Pedestrian and Highway Safety – The proposed gym use is not expected to generate significant traffic movements to and from the site, given that the customer base is predominantly drawn from the local area and is therefore likely to access the premises on foot or by sustainable modes of transport. As such, the development is unlikely to result in any material increase in vehicular activity within the surrounding highway network.

Consequently, it is considered that the proposal would not have a detrimental impact on pedestrian or highway safety along Wilmslow Road or Brook Road. The existing access arrangements remain suitable for the scale and nature of the proposed use, and no alterations are proposed that would compromise visibility, manoeuvrability, or the safe operation of the highway.

Car Parking – Seven car parking spaces are proposed at the front of the site. This levels of provision is considered acceptable.

Cycle Parking – Cycle parking already exists within the curtilage of the site in the form of Sheffield stands.

Flooding/Drainage – The proposed use does not raised any flooding or drainage concerns. As recommended by the Environment Agency, their informative, which can be seen in the *Informatives* section, will be attached to any approval granted.

Crime and Security – It is not anticipated that the proposed gyn use will give rise to anti-social behaviour.

Conclusion

The proposed change of use from hotel to gym at No. 393 Wilmslow Road is considered acceptable in principle, given the site's established history of commercial uses, including a hotel, restaurant, shisha bar, and nightclub. The development represents an overall improvement in

terms of amenity impact when compared to previous uses, which were associated with higher levels of noise and disturbance.

While the proposed early opening hours and potential noise from background music and external plant equipment present some risk of disturbance, these impacts can be effectively mitigated through the imposition of conditions relating to acoustic insulation, sound limiting, and the closure of windows and doors during operational hours. Subject to these measures, the proposal is not expected to result in an unduly detrimental impact on residential amenity.

The scheme has delivered a cleaner and more cohesive frontage; however, the absence of planting within the existing planters has resulted in a harder visual appearance. A condition requiring the submission and implementation of a landscaping scheme will ensure the reintroduction of soft landscaping, enhancing both visual amenity and biodiversity.

The development is unlikely to generate significant traffic movements, given its predominantly local customer base, and is therefore not expected to adversely affect pedestrian or highway safety. Car parking provision is considered acceptable, and no concerns have been raised in respect of flooding, drainage, or crime and security.

Subject to the recommended conditions, the proposal is considered to comply with relevant planning policies and is therefore recommended for approval.

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 issues arising from the consideration of this application.

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

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

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

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

- a) drawing - proposed, received on 31 July 2024 - (03)001 basement floor plan
- b) drawing - proposed, received on 31 July 2024 - (04)001 elevations
- c) drawing - proposed, received on 15 August 2024 - (03)002 ground floor plan
- d) drawing - proposed, received on 15 August 2024 - (03)003 first floor plan
- e) drawing - site plan, received on 07 January 2025 - (01)001 existing & proposed site plan
- f) document - Noise Impact Assessment (Braiden Acoustics Ltd, document ref: 11323 rev H), received on 28 July 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) The premises shall only be open to customers between the following hours:

- a) Mondays to Fridays: 0500hrs to 2300hrs
- b) Saturdays: 0800hrs to 2200hrs
- c) Sundays: 0800hrs to 1800hrs

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- a) 0730hrs to 2000hrs - Mondays to Saturdays,
- b) no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In the interests of residential amenity, pursuant to Policy DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

5) Within 1 month of the date of this planning permission, a scheme for the extraction of fumes, vapours and odours shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full to an agreed timetable and thereafter maintained in accordance with the approved details.

Reason - In the interests of the residential amenity of the occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy.

6)) a) Within one month of the date of this planning permission, all externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with the Noise Impact

Assessment (Braiden Acoustics Ltd, document ref: 11323 rev H) received by the City Council as Local Planning Authority on 28 July 2025.

b) Within two months of the date of this planning permission 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 Noise Impact Assessment (Braiden Acoustics Ltd, document ref: 11323 rev H). 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 - In the interests of residential amenity, pursuant to Policy DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

7) All external doors and windows within the gym shall remain closed during the hours of operations approved under condition no. 3.

Reason - In the interests of residential amenity, pursuant to Policy DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

8) a) Within 1 month of the date of this planning permission a sound limiter (Eagle SL2000 Noise Pollution Sound Limiter System or similar), as referenced in the Noise Impact Assessment (Braiden Acoustics Ltd, document ref: 11323 rev H), received on 28 July 2025, shall be correctly fitted and limited to 70dB(A). The sound limiter shall remain in perpetuity or until the use hereby approved ceases operation.

b) Within two months of the date of this planning permission a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the sound limiter conforms to the recommendations and requirements in the approved Noise Impact Assessment (Braiden Acoustics Ltd, document ref: 11323 rev H).

Reason - In the interests of residential amenity, pursuant to Policy DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

9) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy stamped as received on 27 August 2024 and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy

10) a) All external lighting shall be designed and installed in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning Authority so as to control glare and overspill onto nearby residential properties.

b) Within 1 month of the installation of any lighting, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy.

11) a) Notwithstanding the details submitted with the application, within one month of the date of this planning permission, a hard and soft landscaping scheme in respect of the planters on the Wilmslow Road frontage shall be submitted to and be approved by the City Council as Local Planning Authority.

(b) The landscaping works shall be carried out in accordance with the approved timetable for planting or within the next planting season, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a gym (Class E(d)), and for no other purposes within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity and pedestrian and highway safety, pursuant to Policy DM1 in the Manchester Core Strategy.

Informatives

1) Informative for Condition 5 - The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.

2) Environment Agency Informative - The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- a) on or within 8 metres of a main river (16 metres if tidal)
- b) on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- c) on or within 16 metres of a sea defence
- d) involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- e) in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Riparian ownership - Any watercourse on or below your land may be subject to riparian ownership - for more information visit [Owning a watercourse - GOV.UK](#)

Appendix 1 – List of consultees & neighbours notified

Environment Agency
Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit
South East Fallowfield Residents Association
Flat 9, 7 Mitford Road, Manchester, M14 6NU
Flat 6, 7 Mitford Road, Manchester, M14 6NU
Flat 4, 9 Mitford Road, Manchester, M14 6UL
Flat 2, 9 Mitford Road, Manchester, M14 6UL
Flat 1, 9 Mitford Road, Manchester, M14 6UL
Flat 6, 9 Mitford Road, Manchester, M14 6UL
61 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
53 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
56 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 20, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 5, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 22, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 12, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 12, 7 Mitford Road, Manchester, M14 6NU
Flat 1, 1 Brook Road, Manchester, M14 6UJ
4B Brook Road, Manchester, M14 6UH
1B Brook Road, Manchester, M14 6UJ
Ground Floor Flat, 387 Wilmslow Road, Manchester, M14 6AH
Flat 1, 1 Lorne Road, Manchester, M14 6AW
1 Lorne Road, Manchester, M14 6AW
Flat 3, 1 Lorne Road, Manchester, M14 6AW
38 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
8 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
12 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
16 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
21 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
17 Agnes Court, Wilmslow Road, Manchester, M14 6AJ

7 Lorne Road, Manchester, M14 6AW
Flat 5, Marigold Court, 11 Mitford Road, Manchester, M14 6AZ
Flat 3, 7 Mitford Road, Manchester, M14 6NU
63 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
68 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 1, 4 Mitford Road, Manchester, M14 6UL
Flat 11, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 3, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 25, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 10, Mitford Court, Derby Road, Manchester, M14 6WD
Flat B, 395 Wilmslow Road, Manchester, M20 4WA
Flat 66, 397 Wilmslow Road, Manchester, M20 4WA
Flat 71, 397 Wilmslow Road, Manchester, M20 4WA
Flat 11, 5 Mitford Road, Manchester, M14 6NT
Flat 9, 1 Brook Road, Manchester, M14 6UJ
Flat 4, 1 Brook Road, Manchester, M14 6UJ
Flat 7, 1 Brook Road, Manchester, M14 6UJ
Flat 5, 1 Brook Road, Manchester, M14 6UJ
362 Wilmslow Road, Manchester, M14 6DT
5 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
4 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
6 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 4, 3 Lorne Road, Manchester, M14 6AW
Flat 3, 5 Lorne Road, Manchester, M14 6AW
Flat 2, 5 Lorne Road, Manchester, M14 6AW
30 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
28 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 3, Marigold Court, 11 Mitford Road, Manchester, M14 6AZ
Flat 4, Marigold Court, 11 Mitford Road, Manchester, M14 6AZ
5 Derby Road, Manchester, M14 6UN
Flat 1, 5 Derby Road, Manchester, M14 6UN
Flat 1, 5 Lorne Road, Manchester, M14 6AW
Flat 10, 7 Mitford Road, Manchester, M14 6NU
65 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
69 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Victoria Court, 376 Wilmslow Road, Manchester, M20 9NA
49 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 2, 4 Mitford Road, Manchester, M14 6UL
Flat 17, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 4, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 5, 395 Wilmslow Road, Manchester, M20 4WA
Flat 3, 395 Wilmslow Road, Manchester, M20 4WA
Flat 59, 397 Wilmslow Road, Manchester, M20 4WA
Flat 63, 397 Wilmslow Road, Manchester, M20 4WA
397A Wilmslow Road, Manchester, M20 4WA
1 Mitford Road, Manchester, M14 6UL
Flat 12, 5 Mitford Road, Manchester, M14 6NT
Flat 9, 5 Mitford Road, Manchester, M14 6NT
Flat 5, 7 Mitford Road, Manchester, M14 6NU
1 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
43 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
10 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 5, 3 Lorne Road, Manchester, M14 6AW

27 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
48 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 7, Marigold Court, 11 Mitford Road, Manchester, M14 6AZ
Flat 5, 5 Derby Road, Manchester, M14 6UN
Flat 3, 9 Mitford Road, Manchester, M14 6UL
57 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 21, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 1, 5 Mitford Road, Manchester, M14 6NT
Flat 10, 5 Mitford Road, Manchester, M14 6NT
Flat 3, 5 Mitford Road, Manchester, M14 6NT
2 Lorne Road, Manchester, M14 6AW
Flat 2, 1 Lorne Road, Manchester, M14 6AW
44 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
11 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 1, 3 Lorne Road, Manchester, M14 6AW
19 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
31 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
24 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
42 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
45 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
41 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 7, 7 Mitford Road, Manchester, M14 6NU
Flat 8, 9 Mitford Road, Manchester, M14 6UL
Flat 7, 9 Mitford Road, Manchester, M14 6UL
59 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
55 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 24, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 14, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 23, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 2, Mitford Court, Derby Road, Manchester, M14 6WD
Flat At, The Coach House, 395 Wilmslow Road, Manchester, M20 4WA
Flat A, 395 Wilmslow Road, Manchester, M20 4WA
Flat 6, 5 Mitford Road, Manchester, M14 6NT
4A Brook Road, Manchester, M14 6UH
4 Brook Road, Manchester, M14 6UH
40 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 3, 3 Lorne Road, Manchester, M14 6AW
Flat 6, 3 Lorne Road, Manchester, M14 6AW
14 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 4, 5 Lorne Road, Manchester, M14 6AW
35 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
33 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
34 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
37 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 2, 5 Derby Road, Manchester, M14 6UN
Flat 8, 7 Mitford Road, Manchester, M14 6NU
64 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
62 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
58 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
51 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
50 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 9, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 8, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 7, Mitford Court, Derby Road, Manchester, M14 6WD

Flat 1, 395 Wilmslow Road, Manchester, M20 4WA
6 Brook Road, Manchester, M14 6UH
Flat 2, 5 Mitford Road, Manchester, M14 6NT
Flat 8, 5 Mitford Road, Manchester, M14 6NT
Flat 4, 5 Mitford Road, Manchester, M14 6NT
Flat 4, 7 Mitford Road, Manchester, M14 6NU
Flat 6, 1 Brook Road, Manchester, M14 6UJ
Flat 8, 1 Brook Road, Manchester, M14 6UJ
First Floor Flat, 387 Wilmslow Road, Manchester, M14 6AH
2 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
20 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
18 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
15 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
32 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 1, Marigold Court, 11 Mitford Road, Manchester, M14 6AZ
Flat 6, Marigold Court, 11 Mitford Road, Manchester, M14 6AZ
67 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
52 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
54 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
4A Mitford Road, Manchester, M14 6UL
Flat 6, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 15, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 1, Mitford Court, Derby Road, Manchester, M14 6WD
2 Brook Road, Manchester, M14 6UH
Flat 4, 395 Wilmslow Road, Manchester, M20 4WA
Basement And Ground Floor, 397 Wilmslow Road, Manchester, M20 4WA
Flat 3, 1 Brook Road, Manchester, M14 6UJ
Flat 2, 1 Brook Road, Manchester, M14 6UJ
4 Lorne Road, Manchester, M14 6AW
3 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
7 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
9 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
13 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 5, 5 Lorne Road, Manchester, M14 6AW
29 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
25 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
39 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 2, Marigold Court, 11 Mitford Road, Manchester, M14 6AZ
Flat 4, 5 Derby Road, Manchester, M14 6UN
Flat 3, 5 Derby Road, Manchester, M14 6UN
Flat 5, 9 Mitford Road, Manchester, M14 6UL
66 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 18, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 16, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 19, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 2, 395 Wilmslow Road, Manchester, M20 4WA
Flat 5, 5 Mitford Road, Manchester, M14 6NT
Flat 7, 5 Mitford Road, Manchester, M14 6NT
Flat 11, 7 Mitford Road, Manchester, M14 6NU
Flat 2, 7 Mitford Road, Manchester, M14 6NU
Flat 1, 7 Mitford Road, Manchester, M14 6NU
4C Brook Road, Manchester, M14 6UH
Second Floor Flat, 387 Wilmslow Road, Manchester, M14 6AH
Basement Flat, 387 Wilmslow Road, Manchester, M14 6AH

360 Wilmslow Road, Manchester, M14 6AB
47 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
Flat 2, 3 Lorne Road, Manchester, M14 6AW
5 Lorne Road, Manchester, M14 6AW
Flat 6, 5 Lorne Road, Manchester, M14 6AW
26 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
22 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
36 Agnes Court, Wilmslow Road, Manchester, M14 6AJ
46 Agnes Court, Wilmslow Road, Manchester, M14 6AJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

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 (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA