MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143709/FO/2025
Date registered valid:	8 September 2025
Proposal:	**I**nstallation of extraction flue at rear.
Address:	512 Wilbraham Road, Manchester, M21 9AW
Ward(s):	Chorlton Ward
Applicant:	Mr Haris Qureshi, Zafroz Bakery
Agent (if any):	Mr Rahat Anwar, RA Design & Project Management Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4 December 2025**

Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 23 September 2025
Standard consultations: Printed: 11 September 2025 Expired: 2 October 2025
Neighbour notifications: Printed: 11 September 2025 Expired: 2 October 2025
Printed: 29 October 2025 Expired: 8 November 2025
Site notice: Posted: 23 September 2025 Expired: 14 October 2025
Press advert: Published: 16 September 2025 Expired: 7 October 2025
Departure from Development Plan: No
Environmental Statement: Not required

Description of site/building

Listed building: Not applicable
Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005
Tree Preservation Order: Not applicable

The application relates to a part-two / part-three storey mid-terraced property located centrally within a parade of shops at the western end of Chorlton District Centre, south of Manchester City Centre. The property appears to feature a Class E use (commercial, business, and service) at ground floor level, whilst the use of its upper floors is unknown.

Situated within the Wilbraham Road/Edge Lane Conservation Area, the property is also in relative proximity to the Lloyd & Platt and Kamera Ballroom pub; a Grade II listed building located on the corner of the Manchester Road / Wilbraham Road junction. Although the application property itself is not listed, its combined group value with other heritage assets, such as the Lloyd & Platt pub and surrounding non-designated heritage assets, contributes positively to the overall appearance, appreciation, and significance of the Wilbraham Road/Edge Lane Conservation Area and surrounding street scene.

The property's shop frontage together with others situated along the parade are reflective of typical 19th century shopfronts on account of their large window glazing panels, pronounced fascia, recessed porch entrances, and brick pilasters which separate the units. Moreover, though it is evident that some modifications have been undertaken to the application property and surrounding units, in terms of replacing their windows, doors, and signage, the property is considered to be of medium significance value due to its architectural, artistic, and historic merits.

The overall combined group value of the Conservation Area together with the nearby designated and non-designated heritage assets celebrates the typical Manchester redbrick architectural style. The terraced row is distinctive with prominent gables to its Wilbraham Road frontage, decorative eaves, arched windows and a sweeping curved façade. The shop frontage at No.512 Wilbraham Road, as well as the wide pedestrian paving evident to the front, contributes positively to the streetscape and enhances the pedestrian experience by creating an inviting space on the pavement and should be maintained to avoid visual clutter.


Revolution Laundry
The Spread Eagle
the thirsty korean
Fell Bar Chorlton
Recently viewed
Oswald Rd
Wilbraham Rd
A6010
Wilbraham Rd
A6010
Manchester Rd
Manchester Rd
Chapati Cafe
Indian
Whitelow Rd
Water Lily
Restaurant & Bar
Chinese


arison


TINY'S TIP
arison
12a
VERK
JUNIPERS


JUNIPERS
512


ASH

Description of development

The applicant is seeking planning permission for the installation of an extraction flue at the rear of the property.

The original scheme also sought permission for a single storey front extension; however, this has since been omitted from the proposal following negotiations between the case officer and agent of the application.

Planning history

No previous history.

Consultations & Notification Responses

In response to the original scheme, **1no. letter of support** was received from a local resident; the comments are summarised as follows:

- A bakery would be a great addition to Chorlton.
- It would be a welcome addition to the local facilities, which are much reduced by the precinct closure.

In response to the original scheme**, 2no. letters of objection** were received from local residents; the comments are summarised as follows:

- The operation of a cafe business on the pavement to the front of 512 will result in substantial disturbance and congestion during operating hours.
- Fenced forecourt areas along the row have encouraged anti-social behaviour through the night which impacts greatly on residents' ability to sleep.
- There is no parking provision in the application for customers and staff.
- The mid terrace address sits between a bus stop and a pedestrian crossing, with no 'on road' stopping.
- To the rear of the building there is no suitable provision for refuse storing and collection, the yard included in the application is separate and privately owned.
- Existing and previous food businesses have failed to make adequate waste provision, frequently resulting in scattered refuse, vermin, odour, obstruction and noise disturbance from service vehicles using the shared access rear alley.
- Concerned regarding the proposed extraction flue. The neighbouring buildings form a crescent, noise from the existing extraction systems can be heard along the row, and fumes linger at living and bedroom window levels.
- Over recent years there has been a development of enclosing the forecourt areas of the premises along the whole terrace, which lies within a conservation area.
- This application refers to the neighbour at 514 as a precedent. Unfortunately I can find no trace of a planning application for the premises at 514.
- Gradually the parade of mixed retail and food provision, with wide pedestrian pavement, has become congested and over-developed.
- The character of an Edwardian parade is in danger of being lost and the shops finding themselves 'set back' from the ad hoc fences are at a disadvantage being obscured.
- The terrace has a shared, narrow service access alley to the rear. This alley is insufficient for intensive traffic, waste storage, deliveries and parking. Inconsiderate use has resulted in confrontation and considerable nuisance as people have been blocked in/out and service vehicles have been unable to access the bins at businesses beyond 510 to 500 Wilbraham Road.

In response to the original scheme**, MCC's Highways Services** made the following comments:

- There is a forecourt to the frontage of the site. Records indicate that the forecourt falls within the site red-line boundary.
- It would be useful to understand the total number of chairs and tables to be provided within the external seating area.
- Proposed plans indicate that the extraction flue will be located to the rear of the site, within the site boundary - Acceptable in principle.
- The Proposed Plan appears to indicate that the external seating area will be located within the private forecourt - Confirmation is sought and should be shown on an updated dimensioned site plan.
- It would be useful to understand the retained footway width along Wilbraham Road adjacent to the proposed seating area - This should be shown on an updated dimensioned site plan.
- Pedestrian access to the site is provided from Wilbraham Road.
- Pedestrian access to No.512A Wilbraham Road is to be retained.
- Plans indicate that refuse bins will be located within the rear yard of the site - Acceptable in principle.
- Further clarification is sought on the waste collection point and should be shown on an updated dimensioned plan.
- Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway.
- The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.
- The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

In response to the original scheme**, MCC's Environmental Health Services** requested that conditions relating to the control of fumes, construction hours, operating hours, delivery hours, acoustic insulation, external plant, and refuse management be attached in the event of an approval.

In response to the original scheme**, Chorlton Civic Society** objected to the proposal on the basis that:

- Canopies are not a traditional feature of this parade of shops, situated within the Wilbraham Road/Edge Lane Conservation Area.
- The proposed canopy would be a prominent and obtrusive feature that would detract from the street scene and from the character of the Conservation Area.
- The existing canopy at 514 Wilbraham Road, which the applicant cites as precedent for this proposal, does not have the benefit of planning permission.
- It is subject to an Enforcement Investigation under reference number ENF/15922/24. It should therefore be disregarded in consideration of this application.

Following negotiations between the case officer and agent of the application, the single storey front extension originally included within the proposal was omitted. The proposal now solely seeks planning permission for the installation of an extraction flue at the rear of the property. Given the amended description of development, a renotification of neighbours was actioned.

1no. letter of objection were received from a local resident in response to the amended scheme; the comments are summarised as follows:

- Concerns relating to the legality of the planning process in terms of the scheme being amended and neighbours being notified.
- Concerns relating to land ownership, rights of access, waste storage and collections, deliveries and servicing and associated access/parking.
- Concerns relating to the intended use of the premises and its associated impacts.
- Inaccuracies noted within the extraction system proposal.
- The flue would have a detrimental impact upon the residential amenity of neighbouring occupiers.

Policies

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

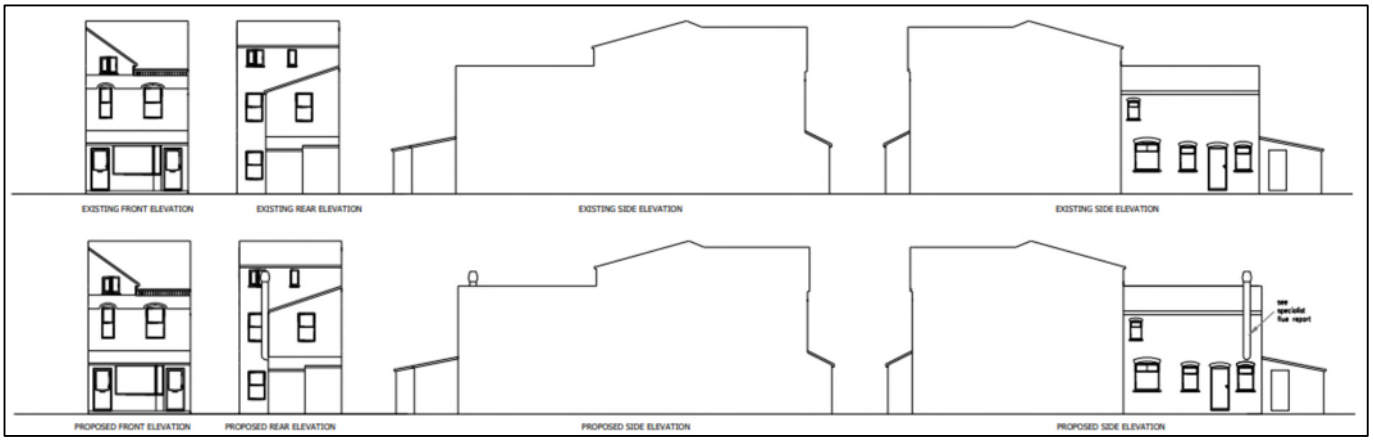
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

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 DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)
- 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 elevations

Issues

Principle – the principle of installing an extraction flue to the rear of an existing Class E commercial unit is acceptable, however, consideration must be given to the proposal's appearance and impact upon visual amenity, the Wilbraham Road/Edge Lane Conservation Area, and residential amenity.

Appearance and visual amenity – the extraction flue would be sited on the existing two-storey rear outrigger of the property. It would measure to 4.32m in height, projecting 0.7m above the ridge line of the outrigger, and 1.49m below the ridge line of the host building, with an approximate diameter of 0.33m. A gap of 1m would be maintained to the boundary shared with No.510 Wilbraham Road and a gap of 3.6m would be maintained to the boundary shared with No.514 Wilbraham Road. The extraction flue would be relatively standard in terms of its design and appearance, featuring a silver/metallic finish throughout.

Given its siting at the back of the property, below the main ridge line of the property's roof, the extraction flue would not be highly visible within the street scene or public realm, other than at specific viewpoints along Oswald Road as well as from the shared rear alleyways to the north of the application site and the car park present off Manchester Road. Further to this, given the existing precedent for works of this type within this locale, with flues present to the rear of a number of the commercial properties present along this stretch of Wilbraham Road together with the proposed extraction flue's reduced visibility within the street scene and public realm, this alteration to the application property is considered acceptable in visual terms.

Impact upon the Wilbraham Road/Edge Lane Conservation Area – the rear elevation of the property is considered to be of less prominence in the Conservation Area than the property's front elevation and shopfront. Notwithstanding this, it is noted that the extraction flue would cause a degree of harm to the Conservation Area on account of its size and materiality. Opportunities to reduce the scale of the extraction flue were explored with the agent of the application, however, were ultimately discounted on the basis of the proposed flue already being smaller than the industry standard for developments of this type. Further to this, opportunities to powder coat the flue to match the property's existing brickwork and roof slates were also explored, however, these were discounted on the basis that a silver/metallic finish would be more in-keeping with the appearance of existing extraction flues in the nearby vicinity of the site. Therefore, given the existing precedent for works of this type within this locale, with flues present to the rear of a number of the commercial properties present along this stretch of Wilbraham Road together with the proposed extraction flue's reduced visibility within the street scene and public realm, this alteration to the application property is considered acceptable.

The proposal is 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 policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone. The proposal would provide benefits in the form of facilitating the property's continued use as a commercial unit close to Chorlton District Centre, which would support the area's overall economic vitality and viability, whilst also enabling an independent business to flourish. It should also be noted that the proposal would also not affect the most significant aspects of the Conservation Area as the appearance and architectural styles of the surrounding properties, mature tree coverage and existing street patterns of the area would remain largely unaffected.

Residential amenity – it is acknowledged that concerns were raised in relation to the extraction flue's potential to cause additional noise disturbance and odours, to the detriment of the area's residential amenity.

However, it is considered that such impacts could be controlled through appropriately worded conditions which would require the submission of schemes to control noise, fumes, vapours, and odours associated with the flue. Further to this, the extraction flue would not be located in close proximity to any windows serving the habitable rooms of either the application property or surrounding dwellinghouses/flats as it would be located approximately 5.8m from the rear elevation of the main building, 5m from the first floor window in the building's eastern side elevation, and away from the first floor window in the rear elevation of the outrigger. As such, issues associated with overshadowing, loss of light, loss of outlook, or loss of privacy are not anticipated.

If there are any subsequent issues relating to noise or pollution, then these would be controlled through separate legislation such as the Environmental Pollution Act.

Hours of use – MCC's Environmental Health Services requested that a condition be attached to control the unit's hours of use. However, the application does not seek planning permission for a change of use and solely relates to the installation of an extraction flue to the rear of the property. As such, imposing a condition on operating hours would be disproportionate to the scale of development and considered unduly onerous.

Deliveries, servicing, collections – MCC's Environmental Health Services requested that a condition be attached to control the hours of deliveries, servicing, and collections. However, the application does not seek planning permission for a change of use and solely relates to the installation of an extraction flue to the rear of the property. As such, imposing a condition on delivery, servicing, and collection hours would be disproportionate to the scale of development and considered unduly onerous

Parking and highways impact – the Council's Highways Services offered no comments in relation to the extraction flue. It is therefore considered that the extraction flue would not result in adverse impact upon the surrounding highway network.

Other matters – the Council's Environmental Health Services requested conditions relating to construction hours, acoustic insulation, and waste, however, given that the application is not seeking permission for a change of use, to request such details would be onerous.

Land ownership – it is acknowledged that concerns have been raised regarding land ownership and rights of access between the application property and the flat above. Ownership Certificate A has been completed, and this has been queried with both the agent and the applicant, who have confirmed that the proposal would solely affect land within the applicant's ownership, including the external walls of the building to which the flue would be affixed. On this basis, the proposal is considered acceptable. Any subsequent issues that may arise in relation to this matter would be regarded as a civil matter and would not constitute a material planning consideration that would warrant refusal of the current application.

Conclusion - given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, and the Wilbraham Road/Edge Lane Conservation Area as it broadly complies with saved policies DC18 and DC26 of the Unitary Development Plan for the City of Manchester policies DM1 , EN1, EN3 and SP1 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework, and policies JP-P1 and JP-P2 of Places for Everyone.

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 polices 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) 3-year time limit:

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) Specified plans:

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

Proposed plans and elevations as shown on the drawing labelled ‘EXISTING & PROPOSED PLANS’, numbered ‘RAD/3355/25/1/RevD’, received by the City Council as Local Planning Authority on the 13th November 2025.
‘Extraction System Proposal’, received by the City Council as Local Planning Authority on the 12th August 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) Fumes, vapours, and odours:

a) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to first use of the development hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) External plant:

a) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to any above ground works, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the ground floor commercial unit, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

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 Core Strategy and saved policy DC26 of the UDP.

Informatives:

1) In relation to condition 3 (fumes, vapours, and odours) – MCC's Environmental Health Services disagree with the risk assessment submitted as receptors are nearer than 20m this does not affect the overall score and the level of odour control that is required. They have also provided information on servicing and maintenance. It has been noted that in the drawing on page 17 of 25 of the kitchen extraction strategy the filters are labelled the wrong way round. The pre-filter needs to be before the carbon filter.

2) In relation to condition 4 (external plant) – MCC's Environmental Health Services have indicated that the kitchen extraction strategy contains some acoustic information, but a formal report is required to show that the system will comply with our requirements.

3) Construction works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

4) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

5) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

6) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

Advertising Right Outside 522, Wilbraham Road, Manchester, M21 9AW
Flat Above, 522 Wilbraham Road, Manchester, M21 9AW
512A Wilbraham Road, Manchester, M21 9AW
Flat Above, 520 Wilbraham Road, Manchester, M21 9AW
Chorlton Bookshop, 506 - 508 Wilbraham Road, Manchester, M21 9AW
2B Oswald Road, Manchester, M21 9LH
Flat Above, 506 - 508 Wilbraham Road, Manchester, M21 9AW
Ground Floor And First Floor, 498 - 500 Wilbraham Road, Manchester, M21 9AP
Apartment 25, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 22, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 20, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 19, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 16, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 12, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 11, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 9, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 6, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 2, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 1, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 8, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 7, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 23, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 21, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 18, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 17, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 15, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 5, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 4, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 3, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 27, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 26, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 24, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 14, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 13, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 10, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Flat Above, Lloyds Hotel, Wilbraham Road, Manchester, M21 9AN
514A Wilbraham Road, Manchester, M21 9AW
524 Wilbraham Road, Manchester, M21 9AW
Flat 2, 2A Oswald Road, Manchester, M21 9LH
516 Wilbraham Road, Manchester, M21 9AW
510 Wilbraham Road, Manchester, M21 9AW
518A Wilbraham Road, Manchester, M21 9AW
Lloyds Hotel, Wilbraham Road, Manchester, M21 9AN
Flat 3, 524 Wilbraham Road, Manchester, M21 9AW
Flat 4, 2A Oswald Road, Manchester, M21 9LH
Flat 3, 2A Oswald Road, Manchester, M21 9LH
Flat 1, 2A Oswald Road, Manchester, M21 9LH
522 Wilbraham Road, Manchester, M21 9AW

2 Oswald Road, Manchester, M21 9LH
514B Wilbraham Road, Manchester, M21 9AW
510A Wilbraham Road, Manchester, M21 9AW
Flat 2, 524 Wilbraham Road, Manchester, M21 9AW
PHO Bowl, 520 Wilbraham Road, Manchester, M21 9AW
502 - 504 Wilbraham Road, Manchester, M21 9AW
518 Wilbraham Road, Manchester, M21 9AW
514 Wilbraham Road, Manchester, M21 9AW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA