

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 132455/VO/2021

**Date registered valid:** 14 December 2021

**Proposal:** City Council Development. Installation of an emergency standby generator to serve Gorton Community Hub with associated noise attenuation housing and 2.4m weldmesh security fencing

**Address:** Gorton Community Centre, Garratt Way, Manchester, M18 8HE

**Ward(s):** Gorton & Abbey Hey Ward

**Applicant:** Paul Waite Manchester City Council Corporate Core Directorate, Town Hall, PO Box 532, Manchester, M60 2LA

**Agent (if any):** Tim Kilpatrick IBI Group Unit 2 Blueberry Business Park, Kingsway, Rochdale, OL16 5DB

**Case officer:** Sue Wills  
Tel: 0161 234 4524  
Email: sue.wills@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 28 January 2022

## **Application details**

**Type of application:** Regulation 3 Consent

**Development type:** Minor Industry

**Date of site visit:**

**Standard consultations:**

Printed: 14 December 2021

Expired: 4 January 2022

**Neighbour notifications**

Printed: 14 December 2021

Expired: 4 January 2022

**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**

The site was formerly occupied by a vacant, redundant community housing office (Belle Vue House) at the corner of Hyde Road, Whitwell Way & Garratt Way, and a vacant, redundant licensed premises (The Suburban Pub) to the east of the housing office. Both properties have been demolished as part of planning application ref: 123353/VO/2019, which was approved on 23.05.2019. The site is being currently redeveloped to form the Gorton Community Hub, which would be occupied by a library, housing association offices, Manchester Adult Education Service, adult and child health services, District Nursing, Health Visitors, and Mental Health Services (CCG, Manchester University NHS Foundation Trust Manchester Health and Care Commissioning and the Greater Manchester Mental Health), and Council offices. A pharmacy and ancillary café facility would also be at ground floor level ( planning approval ref: 124359/VO/2019 approved 31.10.2019 ).

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

This site is located within Gorton District Centre. To the west of the site across Whitwell Way is a KFC drive through restaurant comprising a single storey building and associated circulation area, with a further single storey building used by the police. To the north west of the site are a row of two storey 1970's terraced houses, with a two storey apartment block set behind an area of grassland with trees on the perimeter directly to the north. To the north east lies the Institute of Gymnastics facilities, which is a single storey building with a steeply pitched roof and the

existing library lies further to the north east. Directly the east is a large retail superstore (Tesco's). To the south of Hyde Road are a mix of predominantly two and three storey buildings with retail uses at ground floor level with either commercial, storage or residential uses above. Further to the southeast are three storey residential properties which are sited close to the back of pavement.

### Planning History

123353/VO/2019 - CITY COUNCIL DEVELOPMENT to demolish vacant redundant former public house licensed premises known as The Suburban Pub to enable the future development of the site. 27 Garratt Way approved 23.05.2019

A screening opinion was undertaken for the demolition of the former Belle Vue House and the former Suburban PH buildings, which determined that an Environmental Statement was not required for the proposed demolition works.

124359/VO/2019 - CITY COUNCIL DEVELOPMENT Proposed erection of a part single, part two, part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments.

Land At Garratt Way, Hyde Road & Whitwell Way, Manchester.

Approved 31.10.2019.

132219/NMC/2021

Non material change application to planning permission referenced 124359/VO/2019 to allow elevational alterations, associated with the removal of the single storey element of the building on the northern elevation; relocation of the proposed Pharmacy within the building with an increase in the net tradable area by 38m<sup>2</sup>, together with the reconfiguration of the internal floor layouts to each floor and associated elevational alterations; and revisions to external landscaping and bin store.

Approved 06.12.2021

### Description of development

Consent is sought for the installation of a proposed emergency stand by generator with a bespoke low noise housing and bounded by 2.4m green weldmesh security fencing to connect into the boundary treatment to the bin store. The proposed generator would be located between the northern elevation of the Gorton Community Hub and the bin store.

The generator unit would be concealed in a steel container to provide a simple aesthetic. The container would be finished with a weather resistant epoxy paint and although the unit has been designed to be secure and tamper proof, it would not be placed in a location which is readily accessible to the public.

### Consultations & Notification Responses

Local Residents and local businesses - No comments received.

Environmental Health - Recommend the imposition of conditions relating to agreeing the hours and days for the testing of the standby generator, and the submission of a verification report to validate that the work undertaken throughout the development conforms to the

recommendations and requirements in the approved acoustic report. Furthermore, the report shall include post completion testing to confirm that the noise 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 agreed noise criteria. To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

They have advised that the information submitted is sufficient to address the first requirement of the standard acoustic insulation of external plant condition ( which was forwarded as part of the comments received above). They further advise that the applicant shall ensure that noise from the emergency generator shall not exceed 10dB above the typical background (LA90) at the site, and that a verification report must be submitted to confirm this designed to protect residential amenity.

Highways Services - have no objections .They advise proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

Flood Risk Management Team - Have advised that the drainage of the site can be approved but recommend that the applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy. As the proposed development is part of a larger scheme, the drainage from the development should connect into the wider proposed drainage network (following permission from the asset owner) but without increasing the risk of flooding or creating pollution pathways.

Design for Security - \_ No comments received.

## **Issues**

### Policy Context

The following local and national policies and documents are considered relevant in the determination of the application proposals.

#### National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: 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 or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the proposed development, with particular emphasis given to the following:

#### Chapter 8: Promoting healthy and safe communities

Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which:

- a) Promote social interaction;
- b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;

Paragraph 93 discusses the importance of providing social, recreational and cultural facilities and services that communities need.

It is considered that the proposal would provide a back up source of power to the 'hub' of integrated services which is currently under construction at the site. It is not considered that the development would harm residential amenity, and this issue is explored in detail elsewhere in this report. Chapter 8 would therefore be positively responded to.

#### ii. Chapter 12: Achieving well-designed places

Paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 states that planning and decisions should ensure that developments:

- o Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- o Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- o Are sympathetic to local character;
- o Maintain a strong sense of place;
- o Create places that are safe, inclusive and accessible and which promote health and well-being and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In this case, the development would involve the siting of a generator unit concealed in a steel container with a low noise housing finished with a weather resistant epoxy paint and bounded by 2.4m green weldmesh security fencing directly to the north of the Gorton Community Hub building which is currently under construction. The proposed generator would be located between the northern elevation of the Gorton Community Hub and the bin store, which would limit direct views of the container.

On this basis, it is considered that chapter 12 would be appropriately responded to.

Manchester Core Strategy (2012)  
Relevant policies in the Manchester include

Policy C4 ( East Manchester District Centres)  
Policy SP1 ( Spatial Principles)  
Policy DM1 ( Development Management)  
EC5 ( East Manchester )  
Policy EN1 (Design Principles and Strategic Character Area)  
Policy EN 8 ( Adaptation to climate change )

Unitary Development Plan for the City of Manchester

Saved UDP Policy DC26 Development and noise is also of relevance

#### Principle

This site lies within Gorton District Centre, and the principle of using this site for a commercial hub comprising health care services, a pharmacy, a library , office accommodation for a housing association and the Council, and an ancillary café has been established as being acceptable in this location. The introduction of this facility will provide a back up source of power for the community facility on the site , which is considered to be appropriate, given the number and nature of the services to be provided within the building. Notwithstanding this, the proposal's impact on visual and residential amenity, must be assessed.

#### Design

The proposed standby generator would be housed in a metal container with access doors and louvre vents in the elevations . It will be visually & acoustically screened with a low noise soundproofed housing which has been designed for the proposed generator. The fuel tanks, exhaust and control systems, along with everything else required to run and operate the generator, would be accommodated within the container.

The type and colouration of materials shown in the visual of the metal container , and the type and colouration of the proposed boundary treatment is considered to be satisfactory. It is however recommended that the colouration of the proposed metal container is conditioned, so that the finalised colouration can be submitted for approval to ensure visual amenity would be safeguarded.

#### Noise

A plant noise assessment report has been submitted to accompany this application submission. The nearest noise sensitive properties to the scheme are dwellinghouses on Garratt Way to the north.

This identifies impacts relating to noise, from external plant forming the overall development , but in particular the proposed generator . The report states that during emergency conditions during the day or night, noise from the generator is less than 10dB above the background level at the nearest properties and meets the typical limits for emergency plant. As the centre is not normally expected to operate at night, it is less likely that the generator would be run for emergency conditions at night. During the day noise from the generator is only 3dB higher than the background level at the nearest properties and as such it is unlikely to cause

significant disturbance. The report states that testing of the generator will be during the daytime only.

As daytime hours have not been defined, it is proposed to attach a condition to any planning approval to require the submission of a schedule of hours and days of the testing and maintenance of the equipment to be agreed before the generator is operational.

It is also proposed to attach a condition to require that the development be implemented in accordance with Plant Noise report ref: GCH-RAM-XX-XX- RP-Y-00002\_P02 prepared by Ramboll dated 5th November 2021; and ECO-53- B Open and canopied set data sheet - Musgrave Generators, but with a further requirement that a verification report is submitted, before the generator becomes operational, to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the documentation specified above. The verification report should also include post completion testing to confirm that the noise criteria have been met, with any instances of non-conformity with the recommendations in the report being detailed along with any measures required to ensure compliance with the agreed noise criteria.

On the basis of the proposed conditioned approach, it is not considered that the proposed development would give rise to significant impacts to residential amenity from noise.

#### Visual Amenity

Given the proposed location between the Gorton Community Hub and the proposed refuse storage associated with the building the container housing the generator will not be highly visible from the public highway, as such it is not considered that its siting in this location would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

#### Conclusion

The proposed development would be ancillary to the development of the wider site to deliver a multi disciplinary community hub, that will bring forward major environmental and regeneration benefits and be a major catalyst for further regeneration.

#### **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

The local planning authority in making its decision has had due regard to the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. Pre-application advice was sought and officers worked with the applicant in a positive and proactive manner based on seeking solutions to matters arising in relation to noise. In this instance the local planning authority had no other issues to raise with the agent, but have attached appropriate conditions to the approval.

### **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 drawings numbered :-

Existing Site location plan ref: GCH-IBI-WS-00-DR-A-100-002 rev.P03  
Proposed site plan ref: GCH-IBI-XX-XX-DR-A-100-0010 rev.C02;  
Proposed bin store plan ref: GCH-IBI-XX-XX-DR-A-100-0034 rev.C02;  
General Arrangement plan ref: GCH-IBI-XX-XX-DR-L-700-0001 rev.C07;  
Letter dated 9th December 2021 ref: 50786-TK-20211209-L-1.01 including a visual of the proposed generator;  
ECO-53- B Open and canopied set data sheet - Musgrave Generators;  
Plant Noise report ref: GCH-RAM-XX-XX- RP-Y-00002\_P02 prepared by Ramboll dated 5th November 2021;  
received 9th December 2021;

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 (2012).

3) Notwithstanding the colouration of the steel container housing the generator shown the image appended to the letter dated 9th December 2021 ref: 50786-TK-20211209-L-1.01, finalised details of the colouration of the container shall be submitted to and approved in writing by the City Council as local planning authority, prior to the installation of the generator housing. The development shall be implemented in accordance with the approved details

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) Prior to the generator hereby approved being operational, a schedule of hours and days in regard to the testing and maintenance of the equipment shall be submitted to and approved in writing by the City Council, as local planning authority. The development shall be implemented in accordance with the approved testing and maintenance schedule.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policy DM1 of the Manchester Core Strategy (2012) and saved UDP Policy DC26.

5) The development hereby approved shall be implemented in accordance with Plant Noise report ref: GCH-RAM-XX-XX- RP-Y-00002\_P02 prepared by Ramboll dated 5th November 2021; and ECO-53- B Open and canopied set data sheet - Musgrave Generators received 9th December 2021.

b) Prior to the generator hereby approved being operational 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 Plant Noise report ref: GCH-RAM-XX-XX- RP-Y-00002\_P02 prepared by Ramboll dated 5th November 2021; and ECO-53- B Open and canopied set data sheet - Musgrave Generators received 9th December 2021.

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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason -To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 In the Manchester Core Strategy and saved UDP Policy DC26.

## **Informatives**

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed development is part of a larger scheme, the drainage from the development should connect into the wider proposed drainage network (following permission from the asset owner) but without increasing the risk of flooding or creating pollution pathways.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
MCC Flood Risk Management  
Greater Manchester Police

Vision Express, TESCO Extra, Hyde Road, Manchester, M18 8LD  
Tesco Mobile, TESCO Extra, Hyde Road, Manchester, M18 8LD  
5 Hampden Crescent, Manchester, M18 8JN  
KFC Ltd, Garratt Way, Manchester, M18 8HE  
546A Hyde Road, Manchester, M18 7AA  
546B Hyde Road, Manchester, M18 7AA  
550 Hyde Road, Manchester, M18 7AA  
552 Hyde Road, Manchester, M18 7AA  
556A Hyde Road, Manchester, M18 7AA  
City Of Manchester Institute Of Gymnastics, Garratt Way, Manchester, M18 8HE  
TESCO Extra, Hyde Road, Manchester, M18 8LD  
2 Hampden Crescent, Manchester, M18 8LE  
578 Hyde Road, Manchester, M18 7EE  
5 Agnew Road, Manchester, M18 7AR  
Flat 31, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
558B Hyde Road, Manchester, M18 7EE  
548A Hyde Road, Manchester, M18 7AA  
11 Taplin Drive, Manchester, M18 7DZ  
21 Taplin Drive, Manchester, M18 7DZ  
Royal Bank Of Scotland, 554 Hyde Road, Manchester, M18 7AA  
Flat 4, 556 Hyde Road, Manchester, M18 7AA  
Flat 2, 556 Hyde Road, Manchester, M18 7AA  
Flat 3, 556 Hyde Road, Manchester, M18 7AA  
Flat 1, 556 Hyde Road, Manchester, M18 7AA  
Tesco Cafe, TESCO Extra, Hyde Road, Manchester, M18 8LD  
Gorton Police Sub Station, Garratt Way, Manchester, M18 8HE  
12 Heptonstall Walk, Manchester, M18 8LF  
10 Heptonstall Walk, Manchester, M18 8LF  
Flat 2, 572 Hyde Road, Manchester, M18 7EE  
Flat 1, 572 Hyde Road, Manchester, M18 7EE  
19 Taplin Drive, Manchester, M18 7DZ  
17 Taplin Drive, Manchester, M18 7DZ  
15 Taplin Drive, Manchester, M18 7DZ  
Flat C, 570 Hyde Road, Manchester, M18 7EE  
Flat 4, 578A Hyde Road, Manchester, M18 7EE  
Flat 1, 578A Hyde Road, Manchester, M18 7EE  
Flat 3, 578A Hyde Road, Manchester, M18 7EE  
Flat 2, 578A Hyde Road, Manchester, M18 7EE  
582 Hyde Road, Manchester, M18 7EE  
576 Hyde Road, Manchester, M18 7EE  
570 Hyde Road, Manchester, M18 7EE  
558 Hyde Road, Manchester, M18 7EE  
580 Hyde Road, Manchester, M18 7EE  
4 Heptonstall Walk, Manchester, M18 8LF  
576A Hyde Road, Manchester, M18 7EE  
574 - 576 Hyde Road, Manchester, M18 7EE  
Flat 2, 558B Hyde Road, Manchester, M18 7EE

Flat 1, 558B Hyde Road, Manchester, M18 7EE  
Flat 3, 558B Hyde Road, Manchester, M18 7EE  
9 Taplin Drive, Manchester, M18 7DZ  
3 Taplin Drive, Manchester, M18 7DZ  
7 Taplin Drive, Manchester, M18 7DZ  
1 Taplin Drive, Manchester, M18 7DZ  
5 Taplin Drive, Manchester, M18 7DZ  
564A Hyde Road, Manchester, M18 7EE  
582A Hyde Road, Manchester, M18 7EE  
548 Hyde Road, Manchester, M18 7AA  
Whitegoods Ltd, Knutsford Road, Manchester, M18 7AR  
Flat A, 570 Hyde Road, Manchester, M18 7EE  
Flat B, 570 Hyde Road, Manchester, M18 7EE  
Pharmacy, TESCO Extra, Hyde Road, Manchester, M18 8LD  
Flat 28, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 17, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
22 Heptonstall Walk, Manchester, M18 8LF  
14 Heptonstall Walk, Manchester, M18 8LF  
Flat 30, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 23, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 9, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 6, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 7, 568 Hyde Road, Manchester, M18 7EE  
Flat 1, 568 Hyde Road, Manchester, M18 7EE  
Flat 5, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 3, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
16 Heptonstall Walk, Manchester, M18 8LF  
572 Hyde Road, Manchester, M18 7EE  
Flat 4, 568 Hyde Road, Manchester, M18 7EE  
Flat 21, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 19, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
3 Hampden Crescent, Manchester, M18 8JN  
Flat 16, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 13, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 2, 568 Hyde Road, Manchester, M18 7EE  
Flat 26, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
6 Heptonstall Walk, Manchester, M18 8LF  
18 Heptonstall Walk, Manchester, M18 8LF  
Flat 20, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 18, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 15, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 11, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 6, 568 Hyde Road, Manchester, M18 7EE  
564 Hyde Road, Manchester, M18 7EE  
Flat 9, 568 Hyde Road, Manchester, M18 7EE  
8 Heptonstall Walk, Manchester, M18 8LF  
Flat 5, 568 Hyde Road, Manchester, M18 7EE  
Flat 3, 568 Hyde Road, Manchester, M18 7EE  
Flat 24, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 7, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 14, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 10, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 12, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 8, 568 Hyde Road, Manchester, M18 7EE

20 Heptonstall Walk, Manchester, M18 8LF  
2 Heptonstall Walk, Manchester, M18 8LF  
Flat 1, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
7 Hampden Crescent, Manchester, M18 8JN  
1 Hampden Crescent, Manchester, M18 8JN  
Flat 25, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 22, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 29, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 27, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 8, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 2, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
Flat 4, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE  
560 - 562 Hyde Road, Manchester, M18 7EE

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Area Team Boundary - Name: NORTH2