

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 133054/FO/2022

**Date registered valid:** 24 February 2022

**Proposal:** Erection of new 2.4 metre high perimeter fence and gates to Grey Mare Lane frontage and new 2 metre high fence adjacent to existing internal access road

**Address:** East Manchester Academy , Grey Mare Lane, Manchester, M11 3DS

**Ward(s):** Ancoats & Beswick Ward

**Applicant:** Education and Leadership Trust Whalley Range 11-18 High School, Wilbraham Road, Manchester, M16 8GW

**Agent (if any):** Mr Stephen Nicholls Lancaster Maloney Ltd Equitas House, Unit 6 Station View, Rhino Court, Stockport, SK7 5ER

**Case officer:** Ian Jarvis  
Tel: 0161 234 4079  
Email: [ian.jarvis@manchester.gov.uk](mailto:ian.jarvis@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 27 April 2022

## **Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:**

**Standard consultations:**

Printed: 28 February 2022 Expired: 21 March 2022

**Neighbour notifications**

Printed: 28 February 2022 Expired: 21 March 2022

**Site notice**

Posted: Expired:

**Press advert**

No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**

This application relates to the East Manchester Academy School situated on the highway junction of Grey Mare Lane and Albert Street in Beswick. The immediate surrounding uses are predominantly residential with some offices and individual shop units.

The section of the site, to which the application relates, features the main entrance area to the school which is an open forecourt and area of public realm running adjacent to Grey Mare Lane.

To the east of the site is a considerable staff parking area which can be accessed from both Grey Mare Lane and Albert Street. The staff car park is predominantly surrounded by a 1.8m (6 foot) high metal fence which directly bounds Albert Street. The site has considerable soft landscaping both along Grey Mare Lane and Albert Street, with feature planters, grass banks, small hedges and young trees.

The site has a previous planning permission, now expired, for the erection of replacement and existing 1.8 metre and 2.4 metre perimeter fencing to match existing fencing (120154/FO/2018 - Approved 7 September 2018).

That proposal sought to extend on the existing fencing to surround the boundary of the site along Albert Street and the majority of Grey Mare Lane. The fencing indicated was generally flush with the adjacent highway with setbacks at the highway junctions leading to the site car parks, including new entrance double gates. Along Albert Street the indicated fencing was generally 2 metres high and along Grey Mare Lane, and the end of Albert Street, where it meets

Grey Mare Lane, the indicated fencing was 2.4 metres high. The existing fencing comprises railings of a black/dark grey colour and it was indicated that the proposed fencing would match the existing fencing in relation to type and colour.

At that time, the school submitted supporting information which concluded that the development was required to serve safeguarding and crime issues in the immediate area. The school provided evidence of the types of anti-social and criminal behaviour that occurs on the property and they believed that the new expanded perimeter would serve to deter and prevent such behaviour and activity. The application was submitted with a supporting letter from Andrea Quinton the Chief Inspector of the City of Manchester.

The current application indicates proposed fencing/boundary treatment that exactly matches the fencing previously approved under the previous permission (120154/FO/2018). Originally, as part of the current application, an alternative weldmesh fencing was proposed along the Grey mare Lane frontage but, following negotiations, this has reverted back to the same black railing design as approved as part of the previous permission.

The proposal has been advertised on site as development in the public interest.

### **Consultations & Notification Responses**

Local residents/adjoining occupiers - No comments received.

Highway Services - Makes the following comments:

Vehicle access to the staff car park is provided from Grey Mare Lane which will remain as one-way. The new gates will open inwards where sufficient vehicle stacking room will be provided off Grey Mare Lane which is supported.

The gate proposals for the staff car park egress point off Albert Street are acceptable.

For the visitor car park, access and egress is currently provided from Albert Street and they assume that this will remain the case. The submitted drawing suggests that the new automated gates will open outwards towards Albert Street and they require these to be amended so that they open inwards. In this regard there will then be sufficient stacking space for a vehicle awaiting entry at this point.

In relation to the proposed fence types, Highways have no issues.

The applicant has submitted amended plans, which indicate that these new automated gates would open inwards. and Highways Services have indicated that they can support the application.

Strategic Area and Citywide Support Manager - Informatives are recommended in relation to construction hours and a contaminated land watching brief.

Greater Manchester Police -Made a number of recommendations, to improve the security of the site, that have been provided, to the applicant, as an informative.

### **Issues**

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- 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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Guide to Development in Manchester Supplementary Planning Guidance - Recognises the importance of an area's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered.

Principle of development - This is an existing educational complex and the proposed development is intended to better control the safeguarding of the children attending the school, restrict access (unless controlled by school representatives), restrict vehicle access and help to prevent vandalism etc. over evenings, weekends and school holidays.

The applicants accept that this area is presently open and unrestricted, but state that, as there is no external fencing, it also means the area is used for illegal car parking for the Etihad Stadium with cars blocking up pedestrian access. They are also very close to two primary schools with many parents parking on pavements and the front of school, causing danger to their pupils. The applicants further state that, currently pedestrians use the road and car park as a cut through and a number of vehicles have been damaged.

They state that they have looked at a range of possibilities but, due to illegal car parking schemes and the proximity to the road, the applicants feel that the current plan is the safest way for pupils. They have not asked for the installation of fencing to the entirety of the boundary, so there is clear access to the library and other facilities. The applicants also refer to an upcoming development for the Rugby Football league, which they feel will also add to the volume of traffic in the locality, so wish to mitigate these potential issues and ensure the safety of pupils.

This latter comment refers to the following application, which lies within the vicinity of the site, and which is currently under consideration:

132588/FO/2021 - Erection of a learning and training facility building (Use Class F1(a)) including classrooms, seminar rooms, offices, flexible conferencing space and workspace, kitchen facilities, changing facilities, a 900 seat spectator stand and ancillary community space, together with an upgraded rugby pitch for use as a training facility, occasional match and events venue, together with the erection of floodlighting, boundary treatment, access and highways works and other associated works following demolition of existing structures - Land To The Rear Of 4-20 Metcombe Way And Kylemore Way, Beswick

The applicants maintain that the main reason, for the fencing, is one primarily related to safety, safeguarding and a reduction in antisocial behaviour. In the evening children congregate at the school (many of whom are not their pupils) and the library have made several reports to GMP, and have had to appoint a security guard. They have also sustained significant costs in regard to damage to the glass frontage and car park gates due to antisocial behaviour at the front of school. The applicants feel that the new scheme will improve security and help with safeguarding students. Also, they often have members of the public mistakenly trying to gain access to the school building thinking it is the library entrance, and by keeping the entrances

separate it will more easily allow them to keep the children safe and ensure adults, who should not be in contact with certain students, do not gain access to the site as easily, as the current entrance is open plan. Furthermore, the applicants refer to a recent planning permission, that the academy has obtained (127228/FO/2020), for a new reception to be built so the current reception can be turned into dining space. The applicants consider that the perimeter fence would also mean that the new dining space is less visible to passers-by, as the frontage is glass, and will allow the academy to retain the existing planting and landscaping.

Given the above reasoning, provided by the applicants, the proposed development is considered to have positive benefits for the site/academy, but this needs to be balanced against the loss of the existing communal space and the visual impact of the development.

Loss of public realm/visual amenity - The proposed development would lead to the installation of perimeter fence (2.4m maximum height) along the Grey Mare Lane and part Albert Street elevations. Currently the site features a considerable open and inviting space along the Grey Mare Lane elevation, the access to which is proposed to be restricted and controlled. Generally the proposed fencing would not be considered to be a good design solution, as it would place a barrier between the public highway and this high quality open space. However, in this instance, the applicants have provided evidence which demonstrates how currently the site attracts on-going anti-social and criminal activity to the detriment of the purpose of the site, which is a school. Regard also has to be given to the fact that the previous planning permission, granted as recently as September 2018, was for the same form of development in terms of height, style of fencing and where it is proposed to be positioned on site.

On this basis it is therefore considered that, despite being somewhat out of keeping with the open place high quality realm, the development is necessary to help address anti-social and criminal activity at the site. In the interest of trying to minimise the harm to visual amenity, the developer has proposed a relatively visually permeable fence, which is in keeping with fencing already in situ along the Albert Street boundary of the site, and which reflects the style previously approved.

Residential amenity - The development is proposing to increase the control of pedestrian and vehicle access to the site via the new gates, which are not considered to cause any significant increase in noise and disturbance to neighbouring occupiers than would currently exist through the usual activities of students entering and leaving the school of a week day. There would be some potential inconvenience to residents, due to the loss of an open area that they can currently walk through, but this is outweighed by the benefits provided to the academy, and its students, as indicated above.

Landscaping - Areas of landscaping and trees are located on the frontages of Grey Mare Lane and Albert Street. The trees within the staff car park enclosure are located approx. 2-3 metres inside the existing retained fence line and low level planting is provided around the perimeter of the additional car park to aid visibility at the junction of Grey Mare Lane and Albert Street. Also, landscaping including trees to the forecourt frontage is contained within a raised planter feature.

The applicants have submitted an Arboricultural Impact Assessment indicating that some of the existing trees and hedges will need either complete removal and/or pruning to allow the development. In the AIA mitigation section (paragraph 5.3) It states that the development proposals will necessitate the removal of one Category C tree and two Category C groups. One further Category C group will also require partial removal. These trees are stated to be of limited environmental and amenity value; therefore, removal is considered low impact, buy the applicants.

In addition, further planting could be considered to enhance the amenity of the site. If undertaken, it is suggested that further planting should seek to diversify species structure at the site, with native trees often providing the greatest ecological benefits. Includes species of trees which would be suitable if mitigation of the loss is required.

Therefore, as was the case with the previous permission, a condition is proposed to be included requiring the developer to submit a tree mitigation strategy following the commencement of the development, thus ensuring the development does not cause significant additional harm to the visual amenity of the area.

Crime and safety - As previously indicated, the proposal has been presented by the school to attempt to increase security at the site and reduce the potential for anti-social and criminal activity which is on-going. The proposed development would therefore be expected to have a positive impact in this regard.

Conclusion - Taking the above into account, on balance, the proposal is considered to provide sufficient benefits to mitigate the harm to visual amenity and reduced pedestrian access to the open space. The proposal is therefore considered acceptable when judged against the above identified national and local policy and guidance.

### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case negotiations have taken place with the applicant through the course of the application, particularly in respect of security, fencing type and highways issues. The proposal is considered to be acceptable and therefore determined within a timely manner.

**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:

Drawings numbered 1803-75-PL-200 and 1803-75-PL-201  
Design and Access Statement (dated February 2022),  
STYLEGUARD-R specification document, supplied by Barkers Fencing Railing System  
Arboricultural Impact Assessment BE-748.1b, supplied by Bagshaw Ecology Ltd  
All stamped as received by the City Council as Local Planning Authority on 24 February 2022.

Drawings numbered 1803-75-PL-202 rev B and 1803-75-PL-203 rev A, stamped as received by the City Council as Local Planning Authority on 26 April 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) The new boundary treatment shall be the Barkers Styleguard-R fencing railing system only, to match the existing railings on site, in terms of type and colouration, and shall thereafter be retained.

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 in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

4) Within 3 months of the hereby approved development commencing a soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The soft landscaping treatment scheme shall include details of suitable replacement trees and shrubs which are required to mitigate the loss of existing trees and shrubs (to be removed or pruned), as identified in the Arboricultural Impact Assessment BE-748.1a (Bagshaw Ecology Ltd), stamped as received by the City Council as Local Planning Authority on 24 February 2022.

The approved soft landscaping treatment scheme shall be carried out in full within 3 months of the scheme being approved in writing by the City Council as local planning authority.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the same location.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

## **Informatives**

1) There should be minimal ground clearance beneath the fence, to reduce the potential for crawling into secure areas.

The entrances should be in keeping with the height of adjacent boundary fencing and should incorporate either:

- A pad lockable bolt to the midpoint of the internal face or,
- A key operable deadlock

Care should also be taken to ensure there are no poles, trees or any other features immediately adjacent, on the publicly accessible side of the site boundary, that could be used as a climbing aid to scale the fencing. Any such features should be pruned or removed where possible. The site boundary treatment should also be positioned on hard standing ground. Where this is not possible, the ground conditions should be reviewed as extra measures may be required to create a secure boundary. Exposed hinges and large sliding bolt apertures/locking points to any gates should be avoided, or fitted with shrouding/protective plates (see opposite) to avoid the creation of footholds.

2) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

3) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is completed, during the watching brief, then development shall cease and/or the development shall not be completed until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

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

Highway Services  
Environmental Health  
Greater Manchester Police

1 Jobling Street, Manchester, M11 3TA  
Room 15, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 14, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 13, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 12, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 11, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 10, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 9, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 8, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 7, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 6, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 5, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 4, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 3, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 2, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Room 1, Independence House, 120 Barmouth Street, Manchester, M11 3TB  
Independence House, 120 Barmouth Street, Manchester, M11 3TB  
6 Randall Walk, Manchester, M11 3UT  
44 Albert Street, Manchester, M11 3SU  
10 - 18 Chaddesley Walk, Manchester, M11 3SW  
4 Windcroft Close, Manchester, M11 3SN  
2 Windcroft Close, Manchester, M11 3SN  
31 Jobling Street, Manchester, M11 3TA  
36 Metcombe Way, Manchester, M11 3BY  
16 Barmouth Street, Manchester, M11 3BZ  
18 Barmouth Street, Manchester, M11 3BZ  
22 Barmouth Street, Manchester, M11 3BZ  
20 Barmouth Street, Manchester, M11 3BZ  
St Brigids Roman Catholic Church, 183 Grey Mare Lane, Manchester, M11 3DR  
13A Jobling Street, Manchester, M11 3TA  
13 Jobling Street, Manchester, M11 3TA  
8 Overlinks Road, Manchester, M11 3DD  
30 Metcombe Way, Manchester, M11 3BY  
4 Overlinks Road, Manchester, M11 3DD  
Flat 13, 2 Turnpike Walk, Manchester, M11 3TH  
28 Metcombe Way, Manchester, M11 3BY  
42 Albert Street, Manchester, M11 3SU  
40 Albert Street, Manchester, M11 3SU  
58 Metcombe Way, Manchester, M11 3BY  
17 Jobling Street, Manchester, M11 3TA  
15 Jobling Street, Manchester, M11 3TA  
Beswick Library, 60 Grey Mare Lane, Manchester, M11 3DS  
80 Grey Mare Lane, Manchester, M11 3DS  
Resurrection And St Barnabas Church, 1A Albert Street, Manchester, M11 3AS  
4 Pratt Walk, Manchester, M11 3UU  
48 Albert Street, Manchester, M11 3SU  
5 Jobling Street, Manchester, M11 3TA  
7 Jobling Street, Manchester, M11 3TA

29 Jobling Street, Manchester, M11 3TA  
19 Jobling Street, Manchester, M11 3TA  
23 Jobling Street, Manchester, M11 3TA  
45 Sarah Street, Manchester, M11 3TP  
49 Sarah Street, Manchester, M11 3TP  
62 Albert Street, Manchester, M11 3SU  
52 Albert Street, Manchester, M11 3SU  
46 Albert Street, Manchester, M11 3SU  
54 Albert Street, Manchester, M11 3SU  
2 Overlinks Road, Manchester, M11 3DD  
14 Overlinks Road, Manchester, M11 3DD  
6 Overlinks Road, Manchester, M11 3DD  
10 Overlinks Road, Manchester, M11 3DD  
12 Overlinks Road, Manchester, M11 3DD  
54 Metcombe Way, Manchester, M11 3BY  
18 Overlinks Road, Manchester, M11 3DD  
16 Overlinks Road, Manchester, M11 3DD  
46 Metcombe Way, Manchester, M11 3BY  
52 Metcombe Way, Manchester, M11 3BY  
50 Metcombe Way, Manchester, M11 3BY  
48 Metcombe Way, Manchester, M11 3BY  
56 Metcombe Way, Manchester, M11 3BY  
38 Metcombe Way, Manchester, M11 3BY  
34 Metcombe Way, Manchester, M11 3BY  
42 Metcombe Way, Manchester, M11 3BY  
26 Metcombe Way, Manchester, M11 3BY  
32 Metcombe Way, Manchester, M11 3BY  
40 Metcombe Way, Manchester, M11 3BY  
44 Metcombe Way, Manchester, M11 3BY  
Flat 15, 2 Turnpike Walk, Manchester, M11 3TH  
Flat 11, 2 Turnpike Walk, Manchester, M11 3TH  
Flat 9, 2 Turnpike Walk, Manchester, M11 3TH  
Flat 7, 2 Turnpike Walk, Manchester, M11 3TH  
Flat 5, 2 Turnpike Walk, Manchester, M11 3TH  
Flat 3, 2 Turnpike Walk, Manchester, M11 3TH  
Flat 1, 2 Turnpike Walk, Manchester, M11 3TH  
17 Clydesdale Gardens, Manchester, M11 3DJ  
23 Clydesdale Gardens, Manchester, M11 3DJ  
8 Clydesdale Gardens, Manchester, M11 3DJ  
1 Clydesdale Gardens, Manchester, M11 3DJ  
9 Jobling Street, Manchester, M11 3TA  
4 Randall Walk, Manchester, M11 3UT  
11 Clydesdale Gardens, Manchester, M11 3DJ  
58 Albert Street, Manchester, M11 3SU  
56 Albert Street, Manchester, M11 3SU  
15 Clydesdale Gardens, Manchester, M11 3DJ  
25 Clydesdale Gardens, Manchester, M11 3DJ  
6 Pratt Walk, Manchester, M11 3UU  
50 Albert Street, Manchester, M11 3SU  
4 Clydesdale Gardens, Manchester, M11 3DJ  
25 Jobling Street, Manchester, M11 3TA  
26 Sarah Street, Manchester, M11 3TP  
11A Clydesdale Gardens, Manchester, M11 3DJ  
5 Clydesdale Gardens, Manchester, M11 3DJ

11 Jobling Street, Manchester, M11 3TA  
21 Clydesdale Gardens, Manchester, M11 3DJ  
6 Clydesdale Gardens, Manchester, M11 3DJ  
27 Clydesdale Gardens, Manchester, M11 3DJ  
3 Clydesdale Gardens, Manchester, M11 3DJ  
9 Clydesdale Gardens, Manchester, M11 3DJ  
7 Clydesdale Gardens, Manchester, M11 3DJ  
2 Randall Walk, Manchester, M11 3UT  
19 Clydesdale Gardens, Manchester, M11 3DJ  
2 Pratt Walk, Manchester, M11 3UU  
47 Sarah Street, Manchester, M11 3TP  
60 Albert Street, Manchester, M11 3SU  
21 Jobling Street, Manchester, M11 3TA  
27 Jobling Street, Manchester, M11 3TA  
28 Sarah Street, Manchester, M11 3TP

## 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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH2