

PRIOR APPROVAL PLANNING STATEMENT

Poplar Court, 156 Moss Lane East, Manchester,
M16 7DH

[Irish Anglo Properties \(Hulme\) Ltd](#)

123/001 CW
April 2022

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1. Introduction

1.1. This Planning Statement has been prepared by Broadgrove Planning and Development Limited ('Broadgrove') on behalf of the applicant, Irish Anglo Properties (Hulme) Ltd ('the Applicant'), to seek Manchester City Council's ('MCC' or 'the Council') Prior Approval for a proposed development at Poplar Court, 156 Moss Lane East, Manchester, M16 7DH ('the site').

1.2. Prior Approval, made under Class A of Part 20 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO'), is sought for the following development:

'Prior approval application for the installation of 4 no. self-contained flats to the roof of the existing building'.

1.3. The purpose of this Statement is to provide details of the proposed development before setting out the relevant legislation contained in Schedule 2, Part 20, Class A of the GPDO. The compliance of the proposed development with Class MA will then be demonstrated.

1.4. To aid the local planning authority's judgment of the proposals' compliance with the relevant provisions of the GPDO, external consultants have been appointed to prepare technical reports in support of the application. Their contents will be summarised in this Statement.

1.5. The proposed development is currently under consideration by MCC as part of planning reference 132492/P20A/2021, having been validated on 10 December 2021. This Statement is prepared to support the ongoing application.

Supporting information

1.6. The following documents have been prepared to support the submission of this full application, and are currently under consideration by MCC:

- Suite of planning drawings prepared by Space Architecture, including:
 - Location Plan.
 - Existing Floor Plans (21.004(2-)007).
 - Proposed Floor Plans (21.004(2-)008 & 21.004(2-)009).

- Existing Elevations (21.004(2-)010 & 21.004(2-)011).
 - Proposed Elevations (21.004(2-)012 & 21.004(2-)013).
 - Flood Risk Assessment prepared by S.A.F.E Consultants.
- 1.7. The following documents are submitted with this Planning Statement, to provide additional information for MCC's consideration:
- Design Statement prepared by Space Architecture.
 - Daylight and Sunlight Assessment prepared by Daylight & Sunlight Solutions.
 - Computer Generated Images (CGIs) of the proposed development.

Structure of this Planning Statement

- 1.8. This Planning Statement is structured as follows:
- **Chapter 2**, Site and Surrounding Area: provides details about the site and its surroundings.
 - **Chapter 3**, Planning History: sets out any relevant planning history for the site.
 - **Chapter 4**, Proposed Development: outlines the specifics of the proposed end use.
 - **Chapter 5**, Legislative Framework & Assessment: explains the relevant criteria of Class A before assessing the proposals against this framework.
 - **Chapter 6**, Conclusion: summarises the contents of this Statement.

2. Site and Surrounding Area

The Site

- 2.1. The site to which this Prior Approval application relates is located at Poplar Court, 156 Moss Lane East, Manchester, M16 7DH, as outlined in red on the accompanying plans.
- 2.2. The existing building is approximately 16 years old, having gained planning approval in October 2003 and completed in 2006. The Applicants gained the original planning approval and are still owners of the site.
- 2.3. The building is rectangular, fronting onto Moss Lane East. It comprises a part-4 and part-5 storey building, housing 34 self-contained flats. Externally, car parking spaces and landscaping form the rest of the site.
- 2.4. 25 car parking spaces are provided at present with Poplar Court. These are located to the rear of the existing building.
- 2.5. Poplar Court is not a listed building, a non-designated heritage asset, or within a Conservation Area. There are no Scheduled Ancient Monuments on, or adjacent to, the site.
- 2.6. Referencing the Environment Agency's Flood Map for Planning, the site is contained mostly in Flood Zone 1, although parts of the site are located in Flood Zone 2. Parts of the site are also at medium risk of surface water flooding.

The Surrounding Area

- 2.7. The site is immediately bounded by Moss Lane East to the north; Pepperhill Rd to the east; Quinney Crescent to the south; and part-3 and part-4 storey townhouses to the west.
- 2.8. Poplar Court is located approximately 1.6km south of Manchester City Centre, which is accessible in c. 23 minutes on foot. A diverse range of facilities, services and public transport links are available in this area.
- 2.9. More locally, the site is located in Hulme, just south of the main High Street. Nearby, is a library (140m walk from site); large supermarket (160m); B&M discount store (160m); convenience store (160m); nursery (180m); various takeaways (~200m); and a sixth-form college (200m).
- 2.10. The site is located between bus stops at Chichester Road (150m away) served by Stagecoach no's 85/85a/86 (Piccadilly Gardens to Chorlton), and Moss Lane East (Stop B, 120m away) and Princess Road (Stop A, 100m away). The latter two stops are both served by the frequent

Stagecoach number 15 service (Piccadilly Gardens to Flixton). Buses from the three stops run in both directions from early morning (6am) to late at night (beyond midnight).

- 2.11. Evidently, the site is in a sustainable location for intensifying residential development, with good access to a range of facilities and public transport links in the local centre and further afield into Manchester.

3. Planning History

- 3.1. A search of Manchester City Council's online planning register has yielded the following results relevant to the site:
- 3.2. **067922/FO/2003/S1** – Erection of part 4 and part 5 storey building to form 34 self-contained flats and 20 car parking spaces and landscaping. Approved 23 October 2003.
- 3.3. This application permitted the original residential (Class C3) use at the site.
- 3.4. **094847/FO/2010/S1** – Residential development comprising three 4 storey and three 3 storey townhouses and new boundary wall to Armani Centre, with additional parking for Poplar Court at Land Adjacent To, Poplar Court, Moss Lane East, Moss Side, Manchester, M16 7DH. Approved 3 June 2011.
- 3.5. This application permitted 6 additional dwellinghouses adjacent to Poplar Court, whilst allowing for the introduction of a new car parking area to the rear of Poplar Court itself. This introduced an additional 6 spaces for use by Poplar Court, taking the total number to 25 spaces.
- 3.6. **130686/P20A/2021** – Prior approval application for the installation of 4 no. self-contained flats to the roof of the existing building. Turned away (Legislative), 5 October 2021. Reason:

'When assessing the criteria of New dwellinghouses on detached blocks of flats under Schedule 2, Part 20, Class A of the above Order, the proposal must comply with all of the requirements; this includes all conditions, limitations or restrictions.

In paragraph A of Class A within part 20 of the Order, it is set out that this part of the above Order relates to "Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the existing topmost residential storey on a building which is a purpose-built, detached block of flats".

Paragraph A.1 states "Development is not permitted by Class A if— (d) the additional storeys are constructed other than on the principal part of the building".

The "principal part" of the building is defined within the interpretation of Part 20 of the above Order as: "means the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition".

The submitted plans show that the proposed residential units would not be immediately above the topmost residential storey of the building in that they would be located above the 3rd floor

of the building that contains residential units on the fourth floor. They would therefore be on a part of the building of a lower height.

Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required’.

- 3.7. This application was determined negatively by MCC due to a debate regarding what formed the principal part of Poplar Court. Subsequently, the scheme has been redesigned and resubmitted to address those concerns.
- 3.8. **132492/P20A/2021** – Prior approval application for the installation of 4 no. self-contained flats to the roof of the existing building. Validated 10 December 2021.
- 3.9. This is the live application which this Statement is submitted to support.
- 3.10. The planning history demonstrates that Poplar Court has lawful permission for C3 – residential dwellinghouses. The dwellinghouses are 34 self-contained flats with 25 no. existing parking spaces provided in conjunction with their use.

Other relevant MCC Planning History

- 3.11. The following results from elsewhere in Manchester City Council are deemed relevant to this Prior Approval:
- 3.12. **129429/P20A/2021** – Prior approval for the erection of 36 no. 1 and 2 bed apartments within a two-storey rooftop extension. Refused 7 May 2021. At New Lawrence House 2 Shawheath Close Manchester M15 4TL.
- 3.13. **132302/P20A/2021** – Prior approval for the erection of 33 no. 1 and 2 bed apartments within a two-storey rooftop extension. Approved 13 January 2022. At New Lawrence House 2 Shawheath Close Manchester M15 4TL.
- 3.14. The above Prior Approvals were both made under Class AA as is currently proposed by our application (132492/P20A/2021).
- 3.15. The first application was refused in May 2021 for the following reasons:

1) Prior Approval is required and refused due to the impact of the proposed extension to the external appearance of the building, which is found to be unacceptable due to conflict with policy outlined at Section 12 of the National Planning Policy Framework. The development therefore fails to pass the test outlined at Condition A.2 - (1) (e) of Schedule 2, Part 20, Class A

of The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020.

2) Prior Approval is required and refused due to the impact of the proposed extension on the residential amenity of the host building and neighbouring property with regards to loss of light and overbearing impact. This is contrary to policy outlined at Section 12 of the National Planning Policy Framework. The development therefore fails to pass the test outlined at Condition A.2 - (1) (g) of Schedule 2, Part 20, Class A of The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020.

- 3.16. Subsequently, a revised application featuring a redesigned scheme and more accompanying information was submitted to and approved by Manchester City Council in January 2022.
- 3.17. This demonstrates that the refusal of one Prior Approval should not preclude the approval of a subsequent scheme that features design tweaks and more accompanying information. It also demonstrates that MCC have been willing to work with Applicants to find solutions to enable development permitted by Class AA to take place.
- 3.18. Both the site-specific and other planning history have been considered when forming this Statement and the accompanying updated information.

4. Proposed Development

- 4.1. This Prior Approval seeks the construction of 4 no. self-contained flats to the roof of the existing Poplar Court.
- 4.2. The proposed scheme will utilise the existing access points to the building at ground floor. At the existing third and fourth floors, two existing apartments will be configured to provide a new stairwell and lift leading up to the proposed apartments, ensuring safe and convenient access to these floors.
- 4.3. All the new apartments will be 2-bedroomed, in a duplex arrangement spread over two floors, with bedrooms and bathrooms on the lower, fifth floor, with open plan living/dining/kitchen areas above at sixth floor.
- 4.4. The proposed schedule of accommodation is as follows:

Apartment 1

- Fifth floor – 2 no. bedrooms; 1 no. ensuite; bathroom; hallway; and internal stairs.
- Sixth floor – living/dining/kitchen/home office open plan area; toilet.
- Total: 108sqm.

Apartment 2

- Fifth floor – 2 no. bedrooms; 1 no. ensuite; bathroom; hallway; and internal stairs.
- Sixth floor – living/dining/kitchen/home office open plan area; toilet.
- Total: 107.5sqm.

Apartment 3

- Fifth floor – 2 no. bedrooms; 1 no. ensuite; home office; bathroom; hallway; and internal stairs.
- Sixth floor – living/dining/kitchen open plan area; toilet.
- Total: 123sqm.

Apartment 4

- Fifth floor – 2 no. bedrooms; 1 no. ensuite; bathroom; hallway; and internal stairs.

- Sixth floor – living/dining/kitchen open plan area; home office; and toilet.
- Total: 122.5sqm.

External

- Existing arrangements for car parking (34 no. spaces).
- 4.5. For each of the apartments, the proposed internal area is in accordance with the requisite Nationally Described Space Standard, based on the number of bedrooms, bed spaces, storeys, and internal storage.
- 4.6. As part of the proposals, an additional four car parking spaces can be facilitated to serve the new units and existing Poplar Court. A proposed parking ratio of 0.76 spaces per apartment is considered acceptable owing to the highly sustainable location of Poplar Court. This has previously been accepted during discussions with MCC regarding the application.
- 4.7. Existing servicing arrangements for the building will remain. It is considered 4 no. new apartments will have a negligible impact within the existing capacity and can be accommodated without the need for upgrades.

5. Legislative Framework & Assessment

5.1. This section outlines the legislative context for the Prior Approval sought, before highlighting beneath how the proposed development complies with that part.

5.2. Class A of Part 20 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits new dwellinghouses on detached blocks of flats. Specifically –

‘Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the existing topmost residential storey on a building which is a purpose-built, detached block of flats, together with any or all—

(a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;

(b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;

(c) works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;

(d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses’.

5.3. This proposal seeks 4 no. new, self-contained apartments above the topmost residential storey of the existing Poplar Court, a purpose-built, detached block of flats, at the principal part of the building.

5.4. Engineering operations and works proposed are limited to those only reasonably necessary for the installation of the new apartments, and do not involve an excessive build programme.

5.5. Criterion A.1 of Class A outlines where development is not permitted under the GPDO:

(1) Development is not permitted by Class A if —

(a) the permission to use any building as a dwellinghouse has been granted only by virtue of Class M, MA, N, O, P, PA or Q of Part 3 of this Schedule;

5.6. The permission to construct and use Poplar Court as dwellinghouses was granted by MCC application 067922/FO/2003/S1 and not by any of the aforementioned classes.

(b) above ground level, the building is less than 3 storeys in height;

- 5.7. Poplar Court as existing is 4 storeys in height.

(c) the building was constructed before 1st July 1948, or after 5th March 2018;

- 5.8. The building was constructed in 2006, shortly after being granted planning approval in October 2003.

(d) the additional storeys are constructed other than on the principal part of the building;

- 5.9. Part 20, paragraph C defines “principal part” as the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition.
- 5.10. The previous Prior Approval made at the building was refused due to apartments featuring not at the highest existing point of Poplar Court.
- 5.11. The scheme has been redesigned and now only features upwards extension at the main part of the building, as indicated in the accompanying existing and proposed elevations.

(e) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or

(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing building;

- 5.12. The floor to ceiling height of the fifth and sixth storeys does not exceed any of the existing heights at the principal part of the existing building, at 2.4 metres.

(f) the new dwellinghouses are not flats;

- 5.13. The new dwellinghouses are 4 no., self-contained flats.

(g) the height of the highest part of the roof of the extended building would exceed the height of the highest part of the roof of the existing building by more than 7 metres (not including plant, in each case);

- 5.14. The new highest part of the roof at the extended building would exceed the highest part of the existing roof by 5.175 metres; comfortably less than the 7 metre limit.

(h) the height of the highest part of the roof of the extended building (not including plant) would be greater than 30 metres;

- 5.15. The height of the highest part of the new roof of the extended building would be 20.950 metres; comfortably less than the 30 metre limit.

(i) development under Class A.(a) would include the provision of visible support structures on or attached to the exterior of the building upon completion of the development;

- 5.16. No visible support structures will be on or attached to the exterior building upon completion of the development, as indicated by the proposed elevations.

(j) development under Class A.(a) would consist of engineering operations other than works within the existing curtilage of the building to—

(i) strengthen existing walls;

(ii) strengthen existing foundations; or

(iii) install or replace water, drainage, electricity, gas or other services;

- 5.17. No engineering operations beyond those listed in criterion j will take place to facilitate the proposed development.

(k) in the case of Class A.(b) development there is no existing plant on the building;

- 5.18. The existing plant arrangements will be utilised by the proposed apartments. The replacement of existing or installation of additional plant is therefore not necessary on the new roof.

(l) in the case of Class A.(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the extended building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building;

- 5.19. The existing plant arrangements will not be altered by the installation of the new apartments. Therefore, no replaced or additional plant will be installed.

(m) development under Class A.(c) would extend beyond the curtilage of the existing building;

- 5.20. Works for safe access and egress will not extend beyond the curtilage of the existing building. Future occupiers would utilise existing accesses at ground floor, before accessing the new

apartments via a new, internal stairwell/lift core leading from the third to fifth floors. The new sixth floor aspects will also be accessed internally from each new apartment.

(n) development under Class A.(d) would—

(i) extend beyond the curtilage of the existing building;

(ii) be situated on land forward of a wall forming the principal elevation of the existing building; or

(iii) be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building;

- 5.21. No works will relate to any new storage, waste or other ancillary features, with the 4 no. new apartments utilising the existing facilities within Poplar Court.

(o) the land or site on which the building is located, is or forms part of—

(i) article 2(3) land;

(ii) a site of special scientific interest;

(iii) a listed building or land within its curtilage;

(iv) a scheduled monument or land within its curtilage;

(v) a safety hazard area;

(vi) a military explosives storage area; or

(vii) land within 3 kilometres of the perimeter of an aerodrome.

- 5.22. The site on which Poplar Court is located is not, or does not form part of, any of the seven areas or designations listed in sub-criteria (i) to (vii).

- 5.23. The proposed development meets all requirements of criteria (a) to (o), and therefore is permissible under Class A of the GPDO.

Conditions of Class A

- 5.24. Paragraph A.2 states, 'Where any development under Class A is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to', the following:

(a) transport and highways impacts of the development;

- 5.25. 4 no. new apartments (approx. 12 new occupiers) will not give rise to any unacceptable transport and highways impacts. The site is in a sustainable location, with services, facilities and public transport links in proximity.

(b) air traffic and defence asset impacts of the development;

- 5.26. At a maximum height of six storeys, the proposed development will not give rise to any air traffic or defence asset impacts.

(c) contamination risks in relation to the building;

- 5.27. The proposed development will not pose any contamination risks in relation to the building. The addition of two storeys above existing residential development, which is not at threat of contamination, preserves the existing situation.

(d) flooding risks in relation to the building;

- 5.28. This Prior Approval is accompanied by a Flood Risk Assessment, prepared by S.A.F.E Consultants (July 2021).
- 5.29. The report concludes that the proposed new development is sustainable and satisfactory, provides no flood risk and can be safely managed by the existing systems with minimum environmental effect, to ensure that the new apartments can be developed and occupied safely.

(e) the external appearance of the building;

- 5.30. Broadgrove understands that MCC currently have concerns with the external appearance of the building as proposed.
- 5.31. To provide a view of how the proposed development will likely look on completion, the Applicants have commissioned 3D imagery which is submitted with the pack of updated information.
- 5.32. The 3D imagery shows the proposed additions from three viewpoints. From each, it is shown that the additional storeys would have an appropriate relationship with the existing Poplar Court building.
- 5.33. Recent case law has established that a judgment of 'external appearance of the building' is not limited to the building itself under Class A. The LPA is therefore empowered to assess and

control all relevant aspects of that external appearance, and not simply those which impact on the subject building.

- 5.34. The two additional floors' exterior design has been informed by the external appearance of the building's existing fourth floor, albeit with a more modern twist. This presents an opportunity to improve the external finish of Poplar Court, making it more attractive within its surroundings.
- 5.35. A six-storey building would result from the granting of Prior Approval. Alexandra House immediately opposite stands at 9 storeys. The local context suggests that extending beyond four storeys is acceptable.
- 5.36. The existing building features differing heights at each elevation, with lower heights fronting Moss Lane East and the existing fourth floor sitting atop the main bricked core of Poplar Court.

(f) The provision of adequate natural light in all habitable rooms of the dwellinghouses;

- 5.37. The proposed elevations and floor plans show that each habitable room will feature generous windows, allowing adequate natural light to penetrate the new apartments.

(g) impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light;

- 5.38. Broadgrove understands that concerns have been raised by MCC as to the impact on the amenity of neighbouring premises by the proposed development, on all three grounds of overlooking, privacy and the loss of the light.
- 5.39. Firstly, attention is drawn to the accompanying Daylight & Sunlight Assessment (DSA) prepared by Daylight & Sunlight Solutions (March 2022).
- 5.40. The DSA assesses the impact that the proposed development may have on the daylight and sunlight levels of existing surrounding residential buildings, has been undertaken in accordance with guidance set out in *BRE report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Second Edition, 2011 (BR 209)*.
- 5.41. The following conclusions have been drawn by the DSA:
- 1) The proposed development would have an imperceptible impact on the daylight levels to all 135 windows assessed, complying with BR 209 guidance.

2) A total of 91 out of the 135 windows face within 90° due South. The proposed development would have an imperceptible impact on the sunlight levels to all 91 windows assessed during APSH and WPSH, complying with BR 209 guidance.

3) The proposed development would have an imperceptible impact on the sunlight levels to all existing amenity areas assessed, complying with BR 209 guidance.

5.42. It is therefore satisfied that no neighbouring premises would suffer any unacceptable loss of light from the proposed upwards extension.

5.43. Secondly, attention is drawn to Appendix I of this Statement, which assesses the existing and proposed situations regarding privacy and overlooking into neighbouring premises.

5.44. Photographs taken at different viewpoints from within and looking towards Poplar Court are included for the benefit of MCC. This shows the existing baseline of areas that are overlooked from and into the site.

5.45. Adding two additional storeys will not impact on the amenity of the existing building and neighbouring premises in an unacceptable manner. Other nearby examples provided in section B of the Appendix demonstrate that taller residential schemes can be integrated into areas that typically have a lower context whilst maintaining neighbouring amenity.

(h) whether because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State,

5.46. The development will not impact on any protected views.

(i) where the existing building is 18 metres or more in height, the fire safety of the external wall construction of the existing building; and

5.47. The existing building is not 18 metres or more in height, at 15.775 metres.

(j) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

5.48. The proposed development does not meet the fire risk condition and therefore this is irrelevant.

5.49. The conditions of paragraph A.2 (2-6) will be fulfilled by the developer subsequent to the grant of prior approval, as required by the Order.

- 5.50. The procedural elements of Part 20 as set out in paragraph B have been noted and addressed by the application for Prior Approval.

Conclusion

- 5.51. This section has demonstrated that there are no criteria preventing the upwards extension of Poplar Court to create 4 no. new, self-contained apartments.
- 5.52. It has also demonstrated that no conditional elements of the proposed development, requiring MCC's Prior Approval, would prevent works commencing immediately after the date on which it is granted.

6. Conclusion

- 6.1. This Planning Statement has been prepared by Broadgrove on behalf of our client, Irish Anglo Properties (Hulme) Ltd, to support a Prior Approval made to Manchester City Council for the upwards extension of Poplar Court to provide 4 no. self-contained apartments.
- 6.2. The Planning Statement has provided details of the proposed development and considered the proposals against the relevant legislative framework of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 6.3. The Statement has demonstrated how the proposed development complies with Class A of the GPDO. There are therefore no reasons that should prevent the immediate extension of Poplar Court once MCC's Prior Approval is obtained.
- 6.4. Broadgrove trusts the contents of this Statement and accompanying submission documents are clear, however, should there be any queries, do not hesitate to contact us via Andy McMullan (am@broadgrove.co.uk) or Connor Wigley (cw@broadgrove.co.uk) at your earliest opportunity.

Appendix I: Privacy and Overlooking from Poplar Court

Prior Approval Application

Commentary on Planner's Issues

A. Loss of Privacy at Poplar Court

It is suggested that the gardens of the adjoining properties 144-154 Moss Lane East M16 7DH will suffer loss of privacy.



The gardens and houses at 144-154 Moss Lane East M16 7DH are shown edged red. These properties are currently overlooked as follows.

1. 146, 150, 154 Moss Lane East M16 7DH

These properties have external fourth floor balconies to rear overlooking all gardens and will continue to do so under proposals.



2. Amani Centre, Moss Lane East

First floor windows overlook all gardens and will continue to do so under proposals.



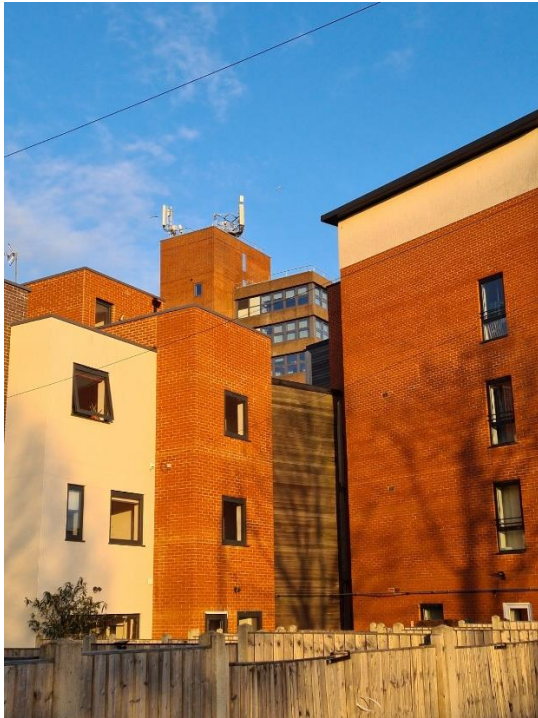
3. Poplar Court, 156 Moss Lane, M16 7DH

Existing Apartment no's 10, 12, 14, 20, 22,24, 30,32,34,33 all currently overlook the gardens and will continue to do so under proposals.



4. Alexandra House, Moss Lane East

Top three floors of City Council owned and occupied building overlook the gardens and will continue to do so under proposals.



5. 26A Quinney Crescent

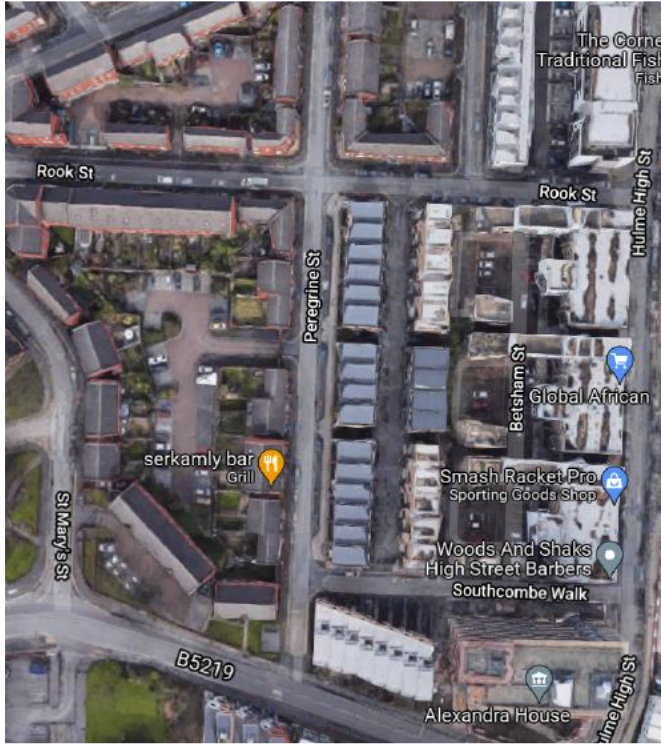
Upper Floors of apartment building overlook the gardens and will continue to do so under proposals.



B. Privacy in nearby Developments

1. Alexandra House, Moss Lane East

Being ten stories high with panoramic glazing, Alexandra House dominates all the residential amenity spaces to every property north and west of it.



2. The Clockworks, Princess Parkway

This five storey One Manchester apartment development recently completed has a large communal roof terrace to the rear, overlooking all the private gardens in the vicinity.



3. The Depot, Princess Parkway

This five storey apartment development presently under construction by Mosscares St Vincent has balconies to all floors overlooking existing adjoining terraced housing.

