

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132177/FO/2021

Date registered valid: 19 January 2022

Proposal: Erection of a single storey side extension and installation of a step lift access together with elevational alterations including relocation of front entrance following demolition of existing garage and removal of soft landscaping

Address: 24 Crab Lane, Manchester, M9 8WB

Ward(s): Higher Blackley Ward

Applicant: Mrs Veronica Thomas 24 Crab Lane, Manchester, M9 8WB

Agent (if any): Mr Brian Taylor Manchester Services for Independent Living - MSIL
Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 March 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 January 2022

Standard consultations:

Printed: 28 January 2022 Expired: 18 February 2022

Neighbour notifications

Printed: 21 January 2022 Expired: 11 February 2022

Site notice

Posted: Expired:

Press advert

Published: 25 January 2022 Expired: 15 February 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crab Lane Conservation Area 1983

Tree Preservation Order:

Description of area

The application site relates to 24 Crab Lane within the Higher Blackley ward of north Manchester. The application property is a two storey, semi-detached brick property within the Crab Lane Conservation Area, circa 1926. External walls are finished in render and red brick, windows are UPVC which have replaced the original timber windows and the property has a traditional slate roof. Crab Lane is gently sloping upwards to the north. This is reflected in the roof line of buildings progressing northwards along Crab Lane. The property has a steep driveway and is elevated above the road / footpath by almost 1500mm, with a garden to the rear of the property.

The site faces onto terraced cottages on Crab Lane and backs onto semi-detached dwellings on Tweedle Hill Road. The street scene is characterised by terraced two-storey dwellinghouses to the west of the site and semi-detached properties to the north and east. There is a mix of materials and finishes around the site.

Description of development

The submitted application seeks planning permission for the erection of a single storey side extension and installation of a step lift access together with elevational alterations including

relocation of front entrance following demolition of existing garage and removal of soft landscaping.

The side extension would have approximate dimensions of Height: 3.2 (to the highest point) / 2.22 (to the eaves) x Length: 5.86 x Width: 2.9 metres. The extension would be set back from the primary building line by 0.43 metres. The extension would create a new bedroom and bathroom for a disabled user and the extension would involve the insertion of a fire escape window to the front and rear elevation. The extension would be accessible internally through the lounge.

The step lift would be a Pollock's independent 3 metre step lift, platform size 800mm x 1400mm, SWL 500kg and would allow level access for the disabled user, as the front driveway is elevated by almost 1500mm. A specification was provided by the agent over email on 14 February 2022. The step lift would be positioned approximately 1.8 metres from the primary boundary line, in front of a level flagged area and would give 4.6 metres of concrete surface before reaching the front door. There would be a flag plinth at internal floor level, lift face to be solid brick or 7kn concrete concealed behind the lift. A step is positioned close to the front door to allow access. Steel balustrade type railings are to be inserted at all exposed sides of the plinth.

The front entrance would be relocated as the porch currently in situ would be removed and the entrance door would be positioned centrally, with two small windows either side. The old entrance door would be bricked up.

Soft landscaping would be removed behind the front boundary line of the site to allow the area to be excavated to accommodate the step lift. Landscaping would be retained where possible.

Materials to be used for the side extension include:

- brick (to match existing)
- tiles (to match existing)
- uPVC doubled glazed windows (to match existing)
- composite door (to match existing)

Materials for the step lift are detailed within the specification. The area in front of the step lift would be flagged and to the rear of the step lift at internal floor level, lift face to be solid brick or 7kn concrete concealed behind the lift.

Amended drawings were requested from the agent, in order to create a design that was more sympathetic to the conservation area by returning to as many original features of the house as possible. The side extension was made more subservient than originally designed.

Planning history

084474/FH/2007/N1- Erection of 2 storey side and rear extension.

Approved 31 January 2008.

The construction of the first floor side extension was never built, nor was the rear extension.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health were consulted and had no comments to make.

Highway Services

Highways gave the following comments. The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway. Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise. The current on-site parking offering is to be retained and the garage will be converted into a living space and as such, Highways have no concerns regarding vehicular build up on-street. All accesses will remain as existing. It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

It should be ensured that all aspects of the ramp including the gradient, resting/ landing platform and handrailing is DDA compliant, as referenced within Design for Access 2 documents. The step lift will be installed within the existing front garden of the property, utilising the existing access from Crab Lane. Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester 0161 234 5004.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) 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;
- b) 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

c) 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.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.
- iii. Chapter 16. Conserving and enhancing the historic environment- States that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 197- In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy EN3 (Heritage); states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;

- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

Paragraph 11.45 stresses that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Paragraph 11.46 states that planning submissions within conservation areas must be supported by sufficient information to enable the Council to assess in detail the context of the area. This will include full contextual drawings, photomontage, and where appropriate, a model of the proposed development.

Public Sector Equality Duty

Public Sector Equality Duty (PSED) contained in section 149 of the Equality Act 2010 sets out the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

ISSUES

Principle of development

The submitted development application is for the erection of a single storey side extension and installation of a step lift access together with elevational alterations including relocation of front entrance following demolition of existing garage and removal of soft landscaping.

This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

Side extension:

The current garage would be demolished to allow space for the side extension to be constructed. The side extension would be set back from the primary building line by 0.43 metres and would leave a gap of 1.1 metres to the rear building line. The side extension would be sited close to the shared boundary with no.26 Crab Lane, but the neighbours would not experience a difference, since it would not be any different to the garage that is currently at the site.

There would be no loss of light, overlooking, privacy or overshadowing implications from the extension, since no.26's garage is positioned on the neighbouring side of the shared boundary. No windows are to be positioned within the side elevation of the extension, facing onto the boundary. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

Those properties opposite would not be impacted by the erection of the side extension since it would be set back further from the primary building line than is currently the case, and only one window would be inserted in the front elevation. As the side extension would be set back by approximately 8.6 metres from the primary boundary line, it would not produce an overbearing visual feature within the streetscene.

Step lift:

The proposed step lift would be visible from the streetscene especially as the soft landscaping behind the brick front wall would need to be excavated to construct the step lift. The agent considered the need for additional soft landscaping to mitigate visual impacts by retaining soft landscaping where possible. As the step lift would allow the disabled user to easily access the property from the drive, in this case the need of the disabled user outweighs the potential harm to visual amenity, pursuant to Policy DC1.5 of the UDP.

Design and Appearance

Side extension:

The proposed side extension has been designed sympathetically to relate to the existing property. The extension would be made of materials to match the existing property and a condition to that effect would be attached to any consent granted. The extension would replicate

the brick detailing visible above the ground floor window of the host property, a detail evident across the conservation area, especially on 28 Crab Lane. Therefore, the design of the extension would not adversely affect the appearance of the existing dwelling.

In terms of the scale and form, the side extension does not extend the length of the property and with a slight set back it is considered subservient to the original dwellinghouse. The agent, on 1 March 2022, explained that it would be difficult to further set back the side extension as it would create a dead area which would be difficult for the disabled resident to use. The extension is therefore considered appropriate, pursuant to Policy DC1.2 of the UDP.

Step lift:

The step lift would be a Pollock's independent 3 metre step lift, platform size 800mm x 1400mm, SWL 500kg and would allow level access for the disabled user, as the front driveway is elevated by almost 1500mm. There would be a flag plinth at internal floor level, lift face to be solid brick or 7kn concrete concealed behind the lift. A step is positioned close to the front door to allow access. Steel balustrade type railings are to be inserted at all exposed sides of the plinth. The colour and material of the railings are not stated but must be black and powder coated. A materials condition has been attached to ensure that the specified materials are adhered to, and colouration is in keeping with the character of the streetscene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Considering the high incline from the bottom of the drive to the entrance of the property, the step lift offers the best solution, as the gradient of a ramp would not be suitable for a disabled user to easily travel to the front door. The position of the ramp within the front elevation is appropriate to line up with the front door.

The ramp is considered appropriate for its setting and follows the advice of DDA2 at the same time of considering Building Regulations Part M. DDA2 offers a practical approach to inclusive design and ensures that the adaptations proposed are accessible in nature but relates to public buildings only.

Relocation of front entrance:

Drawings were amended by the agent to have a centrally positioned door with 2 small windows either side. This was altered to reflect the character of the conservation area, as 28 Crab Lane was identified as a property which has retained original features with a centrally positioned ground floor window. As such, the design of the front door is considered appropriate to its setting and would continue to add to the character of the conservation area.

Removal of soft landscaping:

Although the removal of soft landscaping to the front boundary wall is viewed as a negative implication to the property, this needs to be done for the step lift to be installed. In addition, the agent identified areas of soft landscaping which would remain at the site, which would help to mitigate against the additional built form at the front of the property.

Crab Lane Conservation Area

Crab Lane is a narrow, winding road traversing a small hill in Higher Blackley, which is located approximately four miles north of the city centre. None of the earliest cottages are standing today. Those that do remain are of varying ages from the late 18th century to the present day. All the properties have been altered at some stage. Although all the houses in the village were originally built in brick, several have since been rendered, so concealing the hand-made quality of the brickwork. Very few of the cottages have their original window frames, which would have

been sub-divided into small panes, glass being available only in small sheets in the 18th century.

The application site faces onto terraced cottages on Crab Lane and backs onto semi-detached dwellings on Tweedle Hill Road. The street scene is characterised by terraced two-storey dwellinghouses to the west of the site and semi-detached properties to the north and east. There is a mix of materials and finishes around the site.

Policy EN3 requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including, conservation areas. Saved policy DC18 of the UDP requires consideration of the relationship of new structures to neighbouring buildings, in relation to conservation areas. The garage would be demolished to make room for the side extension. The garage is not original to the property and its siting, scale and appearance (including its projection forward of the building line) does not contribute positively to the conservation area. The demolition of the garage is therefore considered to be acceptable. The side extension would be set back from the building line of the dwellinghouse. The replication of the brick detailing (as seen above the ground floor of the application property) within the side extension would contribute positively to significance of the conservation area.

The porch would be removed (also not original) and a front door would be positioned centrally in the front elevation which introduces a degree of symmetry to the front elevation. The design of the proposal aims to be sympathetic to the conservation area whilst fulfilling the needs of the disabled user. On balance, it is considered that the proposed development would cause a low level of less than substantial harm to the conservation area.

In line with paragraph 202 of the NPPF, where less than substantial harm occurs, public benefits are required to mitigate against that harm.

In this instance, the scheme would allow the disabled user additional living space and level access to the property. The design of the proposal has been amended ensure that the extension and alterations are sympathetic to the property in the conservation including introducing features found in the original property.

Bin storage

At the time of the site visit, bins were stored to the rear of the property. The agent indicated on the drawings that a bin store would be positioned within the front amenity space in an enclosed timber store, close to the front building line. A small section of paving is indicated close to the bin store to allow level access from the front door to the bin store for the disabled user.

Car parking

Off- street car parking would still be available as a result of the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area, and the proposal has been amended to minimise visual impacts and increase privacy measures while benefitting the needs of the disabled resident. The proposal aims to minimise risk and enhance the conservation area.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive 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:

- Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 9 November 2022.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 9 November 2022.
- Drawing- Proposed- Specification, stamped as received by the City Council as Local Planning Authority on 14 February 2022.
- Supporting Information- Pollocks Step Lift, stamped as received by the City Council as Local Planning Authority on 14 February 2022.
- Drawing- Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 11 March 2022.
- Drawing- Proposed- Layout, stamped as received by the City Council as Local Planning Authority on 15 March 2022.

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

3) Prior to any above ground works, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved materials used shall then be implemented as part the development.

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, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The proposed handrails shall be painted black in colour and powder coated.

Reason - To ensure that the colour appearance of the proposed access is in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

6) The boundary treatment and soft landscaping shall be implemented in accordance with 'Proposed- Elevations', stamped as received by the City Council as Local Planning Authority on 11 March 2022 and 'Proposed- Layout', stamped as received by the City Council as Local Planning Authority on 15 March 2022.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

1)The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester 0161 234 5004.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services

112 Tweedle Hill Road, Manchester, M9 8LR
27 Crab Lane, Manchester, M9 8NB
25 Crab Lane, Manchester, M9 8NB
23 Crab Lane, Manchester, M9 8NB
21 Crab Lane, Manchester, M9 8NB
22 Crab Lane, Manchester, M9 8WB
26 Crab Lane, Manchester, M9 8WB
114 Tweedle Hill Road, Manchester, M9 8LR
110 Tweedle Hill Road, Manchester, M9 8LR
29 Crab Lane, Manchester, M9 8NB

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Crab Lane Conservation Area 1983
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1