

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131923/FO/2021

Date registered valid: 17 November 2021

Proposal: Creation of a site compound in relation to improvement works being carried out in the area, surrounded by 2.4 metre high weldmesh fence for a temporary period of 15 months

Address: Palmerston Street Compound , Palmerston Street, Manchester, M12 6PT

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Richard Hooper One Manchester - Housing Association Lovell House, Archway 6, Manchester, M15 5RN

Agent (if any):

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

Recommendation: Temporary approval

Date of recommendation: 10 January 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 26 November 2021 Expired: 17 December 2021

Neighbour notifications

Printed: 26 November 2021 Expired: 17 December 2021

Site notice

Posted: 3 December 2021 Expired: 24 December 2021

Press advert

Published: 30 November 2021 Expired: 21 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is located on the northern side of Palmerston Street and is accessed via a retained vehicular crossover. The site comprises the route of a former cul-de-sac and areas of hard standing situated on Palmerston Street between the rear boundary of no.37 Ancoats Grove and side boundary of no.44 Tutbury Street.

The site was formerly occupied by residential properties located around a former cul-de-sac which were demolished some years ago. The site is relatively flat rising towards the rear (north) of the site away from Palmerston Street and sloping gently from north east to south west. To the rear of the site is an embankment leading to a path known as Ancoats Grove North.

The section of Palmerston Street is subject to traffic calming measures, and the site and adjacent open space currently has 1m high black metal bollards in place at the back of pavement to prevent unauthorised vehicular access to the site adjacent open space, which were installed by the Housing Association.

Planning History

068716/VO/2003/N2 - CITY COUNCIL DEVELOPMENT

Siting of temporary site compound for eight containers for a period of three years commencing October 2003.

Car parking area and hardstanding to the front of land formerly 11/49 Palmerston Street Beswick.

Approved 23.10.2003

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site lies within the Medlock Valley and is located 57m to the north of the River Medlock at the closest point. Open land is directly located to the south-western, northern and north-eastern boundaries of the site, with further open space located to the south of Palmerston Street. Beyond the areas of open space, there are residential properties to the south east on Ancoats Grove and Linton Close, and dwellinghouses to the north east on Tutbury Street and Fairham Walk.

Description of development

The submitted application is by a Registered Provider to create a temporary site compound for a period of 15 months comprising three cabins to be used for welfare facilities, a site office and a canteen and 3 containers for storage of materials storage.

The units which will be on the site are:-

3x -- 6m x 2.4m storage containers.

1x - 6.4m (L) x 3m (W) x 2.3 (H) site office cabin.

1x -- 6.4m (L) x 3m (W) x 2.3 (H) canteen cabin.

1 x - 6.4m (L) x 3m (W) x 2.3 (H) 6.4m x 2.4m welfare facility cabin

The entrance point to the site compound would be via the existing vehicular cross over on Palmerston Street, where the foot pathway stops to allow the access from the road to the tarmac covered land. This will effectively lead to the loss of two on street parking spaces for the duration of the temporary site compound being in situ. The proposed layout of the site compound, however, includes the provision of 6no. off street parking spaces for use by staff and visitors to the site.

It is also proposed to erect 2.4m high green weld mesh fencing around the perimeter of the proposed compound with lockable double gates to the access point from Palmerston Street. The site compound would be used between 7am to 5pm on Mondays to Fridays

The submitted information confirms that clearance tankers will come to empty the sites toilets facilities.

Consultations & Notification Response

A site notice was posted at the site on 3rd December 2021.

Local residents - no comments received.

Highways Services -The compound area is provisioned with suitable vehicle and pedestrian access and will provide space for material storage, welfare/office facilities and off-street parking in support of works to One Manchester properties in the locality.

The compound is in close proximity to the key route network, providing appropriate access to various sites. In conclusion therefore, MCC Highways can support these proposals.

Environmental Health - recommend conditions are attached to any approval to restrict the hours of use of the compound to the hours applied for; a condition to limit deliveries to 07:30 to 17:00, Mondays to Fridays; that the permission is limited to the 15 month duration applied for; that any external lighting shall be designed and installed in accordance with a scheme approved before installation; the submission of a Noise Management Plan (NMP) which shall include an

assessment of noise from all activities associated with the loading bay, service yard and loading dock area; acoustic insulation of any external plant;

Design for Security - No comments received.

Flood Risk Management - 02.12.2021. The site is within Flood Zone 2 and 3. While temporary and classed as 'less vulnerable', they recommend the following Condition is considered due to the Flood Zone location:

Condition 1: No development shall commence until an evacuation plan, with respect to the flood risk, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.

They recommend the following Informative is included in the Decision Notice:

Informative:

The Site is situated in Flood Zone 2 and 3, therefore we would recommend the applicant considers flood safety measures (such as signing up for EA flood warnings) where required.

Updated comments 04.01.2022 - recommend approval with no condition required, but recommend the following Informative is included in the Decision Notice:

Informative:

In the interests of flood risk and safety, advise the applicant to implement the recommendations of the Flood Risk Assessment (Report Reference: LRD32236, dated December 2021).

Environment Agency - 01.01.2022 In the absence of a flood risk assessment (FRA), as submitted, they objected to this application and recommended that planning permission is refused.

The proposed development is situated within Flood Zones 2 and 3, which is land defined by the planning practice guidance as having a medium and high probability of flooding respectively.

The National Planning Policy Framework (paragraph 167, footnote 55) states that an FRA must be submitted when development is proposed in such locations. A check of the planning portal submissions for 131923/FO/2021 indicates that an FRA has not currently been submitted by the applicant / agent.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason and basis for refusing a planning permission.

To address their objection the applicant/agent should submit an FRA which demonstrates that the risks posed by flooding to the proposed development can be appropriately managed.

They also recommend that commentary is also sought from the Lead Local Flood Authority (LLFA) and your emergency planners if not already done so.

They strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance.

Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings>

- CIRIA Code of Practice for property flood resilience

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience_.aspx

- British Standard 85500 - Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Flood Warning and Emergency Response

The EA advise that they do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as they do not carry out these roles during a flood. Their involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. As such, they recommend reference to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles of the PPG.

Sequential Test

In accordance with the National Planning Policy Framework (paragraph 162), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater. .

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

It is for the local planning authority to decide whether the sequential test has been satisfied, but the applicant should demonstrate to you, with evidence, what area of search has been used.

Updated comments 07.01.2022.

The Environment Agency have advised that Manchester will need to make a decision regarding what are proportionate design requirements for the development given its scale and temporary nature.

As per planning policy it should be ensured that any new development (temporary or otherwise) does contribute to unacceptable levels of pollution , integrating where possible measures which help to improve local environmental conditions such as water quality (as per NPPF paragraph 164). In line with this confirmation as to how any potentially hazardous substances within the compound would be dealt with should be sought, although they recognise the scale of development is an important factor to consider.

As the issue in question is principally a surface water drainage one, if the LLFA is happy to accept no drainage strategy (conditioned or otherwise) then, in the interest of taking a proportionate approach, they (the EA) would not seek to challenge this matter further other than to recommend the following information is provided to the applicant :

Materials and chemicals likely to cause pollution should be situated within an area with sealed drainage, stored in appropriate containers and adhere to relevant good practice. Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations. .

Additional information and guidance is available at:

Oil storage regulations for businesses

Ciria: Containment systems for the prevention of pollution

Code of Practice for suppliers of pesticides to agriculture, horticulture and forestry

BASIS government-recognised inspection scheme

Issues

NPPF

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making.

The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment.

However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

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

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 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.

Saved Unitary Development Plan Policies

Saved policy DC26 advises that the council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both

- a) the effect of the new development proposals which are likely to be generators of noise and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

ISSUES

Principle

The principle of this site being used as a compound has been established by a previous approval.

Flood Risk

This southern part of the site falls within Flood zone 3, with the remainder of the site falling within Flood zone 2. During the consideration of the application the application has submitted a Drainage Strategy and Flood Risk Assessment. The report confirms the overall site area is 0.1ha, and that the site is at medium to high risk of flooding from the River Medlock. The site is however, not considered to be at risk from surface water flooding, but a small extent of surface water flooding enters the site along the line of the existing access road and is indicated as being low risk. Surface water flooding is also indicated as occurring on Palmerston Street with a low to high risk from the north east to the south west respectively.

The NPPF, Table 2, classifies the risk vulnerability of the site compound as Less Vulnerable.

Table 3 of the NPPF states that Less Vulnerable uses can be located within flood zones 2 and 3a.

Therefore, the proposed site development can be located within the identified flood zones.

The recommendations within the report are that :-

- the site office accommodation be raised to be above the calculated EA flood level. If this is not possible then consideration could be given to providing flood barriers that can be used in the event of a flood.
- That an emergency gated exit be provided to the rear of the compound so, that in a flood event, any personal on site can escape to the high ground located directly to the rear of the site.
- That the Client sign up to the free EA Flood Warning Service. This will provide warning by the chosen method or methods of contact 24 hours a day should a flood event be anticipated by the EA.

It is recommended that a condition is attached to any approval to require the development to implement the recommendations within the submitted Drainage Strategy and Flood Risk Assessment.

Observations made by the Environment Agency following the submission Drainage Strategy and Flood Risk Assessment regarding proportionate design requirements for the development given its scale and temporary nature have been noted . It is understood that the materials to be stored on the site would be roof tiles and other materials associated with the re-roofing of dwellinghouses. In view of this it is considered that whilst the storage potentially hazardous substances within the compound would be unlikely, that the informative requested by the Environment Agency be attached to any approval.

Parking

The proposed site accommodation would reduce the on street parking facilities on Palmerston Street for a 15 month period. The proposed layout of the site compound, however, includes the provision of 6no. off street parking spaces for use by staff and visitors to the site. It is therefore not considered that the proposed development would lead to any significant on street parking issues in the vicinity of the site.

Hours of Operation

The applicant seeks hours of use on Mondays to Fridays 7.00am - 5.00pm. The applicant was advised of guidance relating to hours of operation for construction sites which is a start at 07:30 am on weekdays, but allows staff to arrive 30mins before commencing construction work . In view of this, as these proposed compound does not include any construction works and is limited to the storage of materials, and the provision of staff accommodation it is proposed to attach a condition relating to hours of use which would enable the compound and temporary buildings to be used from 7am -6pm on weekdays . with a further condition to limit the deliveries of goods to the site to between 07:30 a.m. to 5:00 p.m. on Mondays to Fridays. It is considered that with the attachment of the conditions proposed that the residential amenity of local residents would be safeguarded , and that the proposed development would not give rise to significant impacts to residential amenity from noise.

Secure by design

The proposed compound would be bounded by a secure 2.4m green weldmesh fence with a gated access. This is considered to be acceptable in this location. The originally submitted plans indicated the installation of 4 floodlights within each corner of the site, however, the applicant has given further consideration to the existing lighting columns in close proximity to the proposed compound , and is of the view that lighting from the existing columns would be sufficient for the operation of this site. External lighting within the site would be limited to lighting above the entrance to each of the site cabins (LAP Outdoor LED Floodlight with PIR Sensor Black 10W 1000lm- Floodlights) all of which will be facing down and towards the Palmerston Street frontage.

Residential Amenity

This application is a for the creation of temporary site compound, including a three temporary cabins to form staff accommodation , office , canteen and associated welfare facilities. The proposed cabins would be located 32m from the nearest boundary with residential properties. The proposed building has been orientated so that the majority of windows face south and north and not towards the houses on Tutbury Street to reduce any potential for overlooking, and associated loss of privacy.

The accommodation would only be in use during construction hours, and would be used for the parking of staff vehicles, and staff accommodation, and storage of materials The site compound is required for a period of 15 months.

The cabins and storage containers are of a standard construction which seen on construction sites and compounds. Although the development is located within a residential area , the proposed facilities will be used as workers welfare facilities and for storage purposes for a temporary period of 15 months, therefore on balance there would appear to be no significant impact upon visual amenity or upon the character of the immediate vicinity.

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: Temporary approval

Article 35 Declaration

The local planning authority in making its decision has had due regard to the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to flood risk issues and lighting. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The permission hereby granted is for a limited period only, expiring on 10th April 2023 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within 3 months ; in accordance with a scheme previously approved, which includes a timetable of implementation to be submitted to and approved in writing by the City Council local planning authority before this permission expires.

Reason - The use hereby granted is for a temporary period only to help meet the short term demand for facilities at the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

Drawing ref: OM22003 03 Compound set up received 17th November 2021 in relation to layout of the site and parking provision (notwithstanding any reference to floodlighting); Sibcas Flexible modular accommodation brochure received 17th November 2021;
Drawing ref: MESH-STR-2403 - 2.4m HIGH X 3.0m WIDE STRIPE MESH FENCE PANEL ONLY sheet 1 of 1 rev.A received 17th November 2021.

Drawing ref: OM22003 25 Compound set up with site edged red and existing lighting locations; Site photographs from applicant showing existing lighting arrangements at the site; Drainage Strategy and Flood Risk Assessment for Site Compound at Palmerston Street (ref: LRD 32236 dated December 2021 revision 001; received 18th December 2021,

Email from applicant dated 5th January 2022 confirming the proposed stripe mesh boundary treatment would be green in colouration .

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation .

Reason - In the interests of amenity and public health, pursuant to policy SP1 and DM 1 of the Manchester Core Strategy (2012).

4) The use of the site compound and office, canteen and staff welfare facilities hereby approved shall be confined to the following hours:-
Mondays to Fridays:
7.00am - 5.00pm

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 17:00, Monday to Friday, no deliveries/waste collections on Saturday/Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) a) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

7) The development hereby approved shall be implemented in accordance with the measures recommended in the Drainage Strategy and Flood Risk Assessment for Site Compound at Palmerston Street (ref: LRD 32236 dated December 2021 revision 001; received 18th December 2021).

Reason - To manage the risk of flooding and pollution, pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy (2012).

Informatives

1) The Environment Agency strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance.

Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings>

- CIRIA Code of Practice for property flood resilience

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience_.aspx

- British Standard 85500 - Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

2) The Environment Agency recommend that materials and chemicals likely to cause pollution should be situated within an area with sealed drainage, stored in appropriate containers and adhere to relevant good practice. Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations.

Additional information and guidance is available at:

Oil storage regulations for businesses

Ciria: Containment systems for the prevention of pollution

Code of Practice for suppliers of pesticides to agriculture, horticulture and forestry

BASIS government-recognised inspection scheme

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
United Utilities Water PLC

15 Ancoats Grove, Manchester, M4 7DL
16 Tutbury Street, Manchester, M4 7DG
37 Ancoats Grove, Manchester, M4 7DL
35 Ancoats Grove, Manchester, M4 7DL
40 Tutbury Street, Manchester, M4 7DG
32 Tutbury Street, Manchester, M4 7DG
28 Tutbury Street, Manchester, M4 7DG
22 Tutbury Street, Manchester, M4 7DG
10 Tutbury Street, Manchester, M4 7DG
4 Fairham Walk, Manchester, M4 7DD
70 Palmerston Street, Manchester, M12 6PE
44 Tutbury Street, Manchester, M4 7DG
42 Tutbury Street, Manchester, M4 7DG
38 Tutbury Street, Manchester, M4 7DG
36 Tutbury Street, Manchester, M4 7DG
34 Tutbury Street, Manchester, M4 7DG
30 Tutbury Street, Manchester, M4 7DG
26 Tutbury Street, Manchester, M4 7DG
24 Tutbury Street, Manchester, M4 7DG
20 Tutbury Street, Manchester, M4 7DG
18 Tutbury Street, Manchester, M4 7DG
14 Tutbury Street, Manchester, M4 7DG
12 Tutbury Street, Manchester, M4 7DG
33 Ancoats Grove, Manchester, M4 7DL
31 Ancoats Grove, Manchester, M4 7DL
29 Ancoats Grove, Manchester, M4 7DL
27 Ancoats Grove, Manchester, M4 7DL
25 Ancoats Grove, Manchester, M4 7DL
23 Ancoats Grove, Manchester, M4 7DL
21 Ancoats Grove, Manchester, M4 7DL
19 Ancoats Grove, Manchester, M4 7DL
17 Ancoats Grove, Manchester, M4 7DL
River Inn, 58 Palmerston Street, Manchester, M12 6PE
2 Fairham Walk, Manchester, M4 7DD

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH2