

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131676/JO/2021

Date registered valid: 16 September 2021

Proposal: Variation of Conditions 2 (specified plans) and 5 (boundary treatment) attached to planning permission reference 123541/FO/2019 to allow alterations to boundary treatment

Address: Site At Former Alfred Morris Court, Fellpark Road, Manchester, M23 0EX

Ward(s): Brooklands Ward

Applicant: Mr Adrian Flint Casey Group Rydings Road, Rochdale, OL12 9PS

Agent (if any): Mr Elliot Denby BTP Architects Elizabeth House , 486 Didsbury Road, Stockport, SK4 3BS

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08 February 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 23 November 2021

Standard consultations:

Printed: 27 September 2021 Expired: 18 October 2021

Neighbour notifications

Printed: 27 September 2021 Expired: 18 October 2021

Site notice

Posted: 27 September 2021 Expired: 18 October 2021

Press advert

Published: 5 October 2021 Expired: 26 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a site on the corner of Sale Road, Mainwarring Terrace and Fellpark Road that was previously occupied by the former Alfred Morris Court Retirement Home.

Development has commenced on site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with a mixture of different housing types including apartments and semi-detached dwellinghouses. The area also contains a small shopping parade providing local facilities and amenities.

Description of development

The applicant is seeking to vary conditions 2 (specified plans) and 5 (boundary treatment) attached to planning permission reference 123541/FO/2019 to allow alterations to boundary treatment.

Consultations & Notification Responses

Local Residents – A number of representations was received from one person raising concerns with the appearance of the boundary treatment on Mainwarring Terrace in terms of its siting and final appearance.

Issues

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

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

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The Development Plan

Manchester's Core Strategy Development Plan Document forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaced a large number of policies in the Unitary Development Plan; however, some of the UDP policies do remain extant.

Core Strategy

Policy SP1

This policy sets out the key spatial principles which will guide the strategic development of Manchester and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy T2 - Accessible areas of opportunity and need - The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers including the Regional Centre, Oxford Road Universities and Hospitals and the Airport and is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and education opportunities

Policy H1 - Housing

Proposals for new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours. Priority should be given to sites which are in close proximity to centres of high frequency public transport routes and to the re-use of previously developed sites in sustainable locations.

Policy H7 – South Manchester

The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

Policy H8 - Affordable Housing

This policy sets out the Council approach to affordable housing which currently apply to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. These thresholds will be subject to amendment over the lifetime of the Core Strategy to reflect changing economic circumstances. The targets and thresholds will form part of supporting SPD and/or Planning Guidance.

Policy EN1 - Design Principles and Strategic Character Areas

Development in Manchester will be expected to have regard to the strategic character area in which the development is located. Opportunities for good design should be fully realised, particularly on major radial routes.

Policy EN16 – Air Quality

This policy requires that the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

The policy expects that developers take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

Policy DM1 Development Management

The policy covers issues which need consideration, and those relevant here include: siting, scale, materials and details, effects on amenity and vehicular access and car parking. These issues are given consideration later in the report.

Guide to Development in Manchester

- A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located and new development should be designed having full regard to its context and the character of the area.
- Preserve or enhance buildings and areas of architectural and historic importance together with their settings. New developments within conservation areas should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City.
- Buildings should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest
- Buildings should relate well to each other. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline.

The Principle – Planning permission was granted under planning reference 123541/FO/2019 to erect part two, part three, part four storey building to accommodate 23 no. apartments (7 x 1 bed and 16 x 2 bed) and 11. no two storey houses (9 x 3 bed and 2 x 4 bed) after demolition of the former Alfred Morris Court building with associated car parking, cycle storage and landscaping.

A non-material change application was approved under planning reference 129353/NMC/2021 in March 2021 to allow the omission of AOV rooflights and introduce AOV windows to top of staircase 2&3 of the flatblock; Amendments to the window size of the ground floor WC; added a plant door to South East of flat block and remove transom from all kitchen windows

Policy H7 of the Core Strategy encourages new high quality high density development within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale. Whilst the site is not located within a district centre it is considered to be an infill site and the proposal would provide a total of seven, one bedroom flats and sixteen two bedroom flats for affordable rent, six, three bedroom semidetached houses for shared ownership, three, three bedroom detached houses and two, four bedroom houses for outright sale with associated parking including soft and hard landscaping.

The proposal is therefore is still considered to be accordance with national and local policies which encourage residential development. The applicant is now seeking changes to the boundary treatment to those approved under the original application.

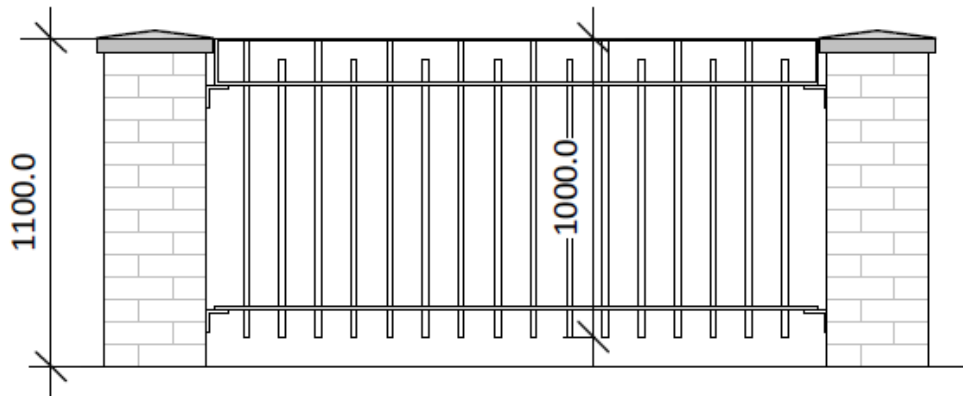
Boundary Details – The applicant is seeking changes to the approved boundary treatment as the applicant has been informed that the current boundary proposal would not be feasible due to close proximity of the existing trees. This is because any form of excavation or piling in the location of the tree roots would kill and/or unstable the mature trees and if the walls were erected they would become damaged with the root spread. This only affects plots along Fellpark Road (see image 1) which would result in changes to the front boundary treatment to four properties. The original approved a 450mm high brick wall with coping stone and metal railing infill to a total height of 1100mm and a 1050mm high brick piers with coping stones, to a total height of 1100mm.

The applicant is therefore proposing that they are replace with a 1000mm high metal railings between 1050mm high brick piers with coping stones to a total height of 1100mm as shown in image 2.

Whilst there would be no increase in height and ultimately the changes allow the retention of street trees which provide a high level of visual amenity to the street scene. On balance it is considered that the railings would be an acceptable replacement.



Image 1 Proposed Site Layout and Boundary Details, changes to the boundary highlight by cyan lines



Fencing to front of dwellings - Fellpark Road Only RPA
1000mm high metal railing between 1050mm high
brick piers with coping stones. Total height of 1100mm

Image 2 Proposed Railings and brick piers

Residential Amenity – The amendments to the boundary would not have any detrimental impact upon the levels of residential amenity enjoyed by the occupants of the nearby dwellings and future residents.

Other Matters – Mainwearing Terrace – Concerns were raised from a local resident regarding the appearance and line of the boundary fence on Mainwearing Terrace and that previously whilst it was part of Alfred Morris that the boundary was straight as opposed to the zig zag nature of boundary that can be seen in the site photographs. No changes are proposed to the Mainwearing Terrace boundary as part of this application and therefore will remain the same as those approved under the original application. However, officers have looked into the matter and found that the boundary follows the legal land ownership boundary of the site and the previous boundary albeit some of this was part of a gable wall to the previous building which may explain the zig zag appearance of the boundary treatment.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the policies within the Development Plan

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

1) The development must be begun no later than the expiration of three years from the date of the original permission (Reference 123541/FO/2019 approved 08.10.2019).

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:

8340 WML 00 XX DR DR C 1001 Rev P3

Location Plan AM-BTP-00-LP-DR-A-3321_100

Site Clearance Plan AM-BTP-00-SP-DR-A-3321_103.3 stamped as received by the City Council as Local Planning Authority, on the 08.07.2019

Proposed Site Plan AM-BTP-00-ZZ-DR-A-3321_106.9 stamped as received by the City Council as Local Planning Authority, on the 04.10.2019

Proposed Boundary Details AM-BTP-00-DR-A-3321_206.4 stamped as received by the City Council as Local Planning Authority, on the 19.10.2021

Flat Block Floor Plans AM-BTP-05-ZZ-DR-A-3321_110 Rev 2 stamped as received by the City Council as Local Planning Authority, on the 09.03.2021

Flat Block Elevations Sheet 1 AM-BTP-05-E-DR-A-3321_111 Rev 1 stamped as received by the City Council as Local Planning Authority, on the 09.02.2021

Flat Block Elevations Sheet 2 AM-BTP-05-E-DR-A-3321_112 Rev 1 stamped as received by the City Council as Local Planning Authority, on the 09.02.2021

3B5P House Typical Plan AM-BTP-01-ZZ-DR-A-3321_114

3B5P House Typical Elevations AM-BTP-01-E-DR-A-3321_115 Rev 1 stamped as received by the City Council as Local Planning Authority, on the 09.02.2021

3B5P House Typical Plan Semi 1 AM-BTP-03-ZZ-DR-A-3321_117

3B5P House Typical Elevations Semi 1 AM-BTP-03-E-DR-A-3321_118 Rev 1 stamped as received by the City Council as Local Planning Authority, on the 09.02.2021

3B5P House Typical Plan Semi 2 AM-BTP-03-ZZ-DR-A-3321_120

3B5P House Typical Elevations Semi 2 AM-BTP-03-E-DR-A-3321_121 Rev 1 stamped as received by the City Council as Local Planning Authority, on the 09.02.2021

4B8P House Typical Plan AM-BTP-06-ZZ-DR-A-3321_123

4B8P House Typical Elevations AM-BTP-06-ZZ-DR-A-3321_124

Street Elevations AM-BTP-00-E-DR-A-3321_126.3 stamped as received by the City Council as Local Planning Authority, on the 08.07.2019

ARB/3885/Y/500 stamped as received by the City Council as Local Planning Authority, on the 11.07.2019

Crime Impact Statement REPORT REF: 24228/03-19/6598 REV A

Phase 1 Desk Study and Preliminary Geo-Environmental Assessment Report Reference
8340/G/01

Affordable Housing Statement

Design and Access Statement

All Drawings and Documents Stamped as received stamped as received on the 08.05.2019
unless otherwise stated

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification) none of the dwellinghouses or apartments shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

4) Within six months of the occupation of the buildings hereby approved, written confirmation of a Secured by Design accreditation must be submitted to the local planning authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

5) The boundary treatments shall be carried out in accordance with the approved details as shown on drawing AM-BTP-00-DR-A-3321_206.4 stamped as received by the City Council as Local Planning Authority, on the 19.10.2021 and shall be completed prior to first occupation of the apartments and houses and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The car parking and driveways indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied pursuant to Policies SP1 and DM1 of the Core Strategy

7) The development shall be carried out in accordance with the landscaping scheme and details approved under application reference: CDN/20/0164

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

9) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

10) The development should be carried out in accordance with the remediation strategy and details approved under application reference: CDN/20/0164

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

11) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

12) The development should be carried out in accordance with the agreed air quality mitigation measures approved under application reference: CDN/20/0164.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

13) The development should be carried out in accordance with the agreed Construction Management Plan and associated documents approved under application reference: CDN/20/0164.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

14) The development should be carried out in accordance with the agreed details of the implementation, maintenance and management of the sustainable drainage scheme approved under application reference: CDN/20/0164.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

15) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

16) The development should be carried out in accordance with the agreed materials approved under application reference: CDN/20/0207

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.

17) The development shall be carried out in accordance with the ALFRED MORRIS COURT, WYTHENSHAW, MANCHESTER, Travel Plan, RT117984-01 details agreed under application reference: CDN/21/0029.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

18) Within three months of the commencement of development, full technical details and drawings of all highway works required shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details.

Reason - In the interests of highway and pedestrian safety pursuant to policy DM1 of the Core Strategy.

19) The development should be carried out in accordance with the agreed external lighting details approved under application reference: CDN/21/0029.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of government guidance in the National Planning Policy Framework, saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

20) The bicycle parking should be carried out in accordance with the approved details under application reference: CDN/21/0029.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

Flat 8, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
6 Brent Road, Manchester, M23 0UE
Flat 3, 2 Moor Lane, Manchester, M23 0QG
Flat 22, 171 Sale Road, Manchester, M23 0QQ
Flat 40, 169 Sale Road, Manchester, M23 0QP
Flat 18, 169 Sale Road, Manchester, M23 0QP
Flat 31, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 14, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 12, 2 Moor Lane, Manchester, M23 0QG
Flat 4, 2 Moor Lane, Manchester, M23 0QG
Flat 37, 171 Sale Road, Manchester, M23 0QQ
Flat 24, 171 Sale Road, Manchester, M23 0QQ
Flat 34, 169 Sale Road, Manchester, M23 0QP
Flat 33, 169 Sale Road, Manchester, M23 0QP
Flat 20, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 13, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 11, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
9 Mainwaring Terrace, Manchester, M23 0EW
24 Fellpark Road, Manchester, M23 0EU
Flat 1, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
163 Sale Road, Manchester, M23 0LS
1 Moor Lane, Manchester, M23 0LT
9 Brent Road, Manchester, M23 0UE
155 Sale Road, Manchester, M23 0LS
10 Mainwaring Terrace, Manchester, M23 0EW
57 Tipton Drive, Manchester, M23 0EZ
Flat 35, 169 Sale Road, Manchester, M23 0QP
Flat 9, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
169 Sale Road, Manchester, M23 0QP
Flat 16, 2 Moor Lane, Manchester, M23 0QG
Flat 14, 2 Moor Lane, Manchester, M23 0QG
Flat 2, 2 Moor Lane, Manchester, M23 0QG
Flat 30, 171 Sale Road, Manchester, M23 0QQ
Flat 21, 171 Sale Road, Manchester, M23 0QQ
Flat 39, 169 Sale Road, Manchester, M23 0QP
Flat 19, 169 Sale Road, Manchester, M23 0QP
Flat 7, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
7 Mainwaring Terrace, Manchester, M23 0EW
59 Tipton Drive, Manchester, M23 0EZ
Flat 24, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 12, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 7, 2 Moor Lane, Manchester, M23 0QG
Flat 26, 169 Sale Road, Manchester, M23 0QP
Flat 20, 169 Sale Road, Manchester, M23 0QP
Flat 30, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 27, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 16, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 6, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 3, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 2, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX

2 Mainwaring Terrace, Manchester, M23 0EW
Flat 28, 169 Sale Road, Manchester, M23 0QP
Flat 38, 171 Sale Road, Manchester, M23 0QQ
Flat 25, 169 Sale Road, Manchester, M23 0QP
Flat 5, 2 Moor Lane, Manchester, M23 0QG
Flat 1, 2 Moor Lane, Manchester, M23 0QG
159 Sale Road, Manchester, M23 0LS
5 Mainwaring Terrace, Manchester, M23 0EW
Flat 28, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 23, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 18, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 5, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
8 Mainwaring Terrace, Manchester, M23 0EW
Flat 9, 2 Moor Lane, Manchester, M23 0QG
Flat 32, 171 Sale Road, Manchester, M23 0QQ
Flat 29, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 26, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 21, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 13, 2 Moor Lane, Manchester, M23 0QG
Flat 11, 2 Moor Lane, Manchester, M23 0QG
Flat 36, 169 Sale Road, Manchester, M23 0QP
Flat 17, 169 Sale Road, Manchester, M23 0QP
Flat 15, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 10, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 4, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
16 Mainwaring Terrace, Manchester, M23 0EW
14 Mainwaring Terrace, Manchester, M23 0EW
4 Mainwaring Terrace, Manchester, M23 0EW
11 Mainwaring Terrace, Manchester, M23 0EW
6 Mainwaring Terrace, Manchester, M23 0EW
12 Mainwaring Terrace, Manchester, M23 0EW
13 Mainwaring Terrace, Manchester, M23 0EW
167 Sale Road, Manchester, M23 0LS
25 Fellpark Road, Manchester, M23 0EX
22 Fellpark Road, Manchester, M23 0EU
18 Fellpark Road, Manchester, M23 0EU
16 Fellpark Road, Manchester, M23 0EU
20 Fellpark Road, Manchester, M23 0EU
157 Sale Road, Manchester, M23 0LS
161 Sale Road, Manchester, M23 0LS
Flat 6, 2 Moor Lane, Manchester, M23 0QG
Flat 29, 171 Sale Road, Manchester, M23 0QQ
3 Mainwaring Terrace, Manchester, M23 0EW
Flat 19, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 23, 171 Sale Road, Manchester, M23 0QQ
1A Moor Lane, Manchester, M23 0LT
Flat 10, 2 Moor Lane, Manchester, M23 0QG
Flat 8, 2 Moor Lane, Manchester, M23 0QG
Flat 31, 171 Sale Road, Manchester, M23 0QQ
Flat 22, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
165 Sale Road, Manchester, M23 0LS
Flat 15, 2 Moor Lane, Manchester, M23 0QG
Flat 17, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX
Flat 27, 169 Sale Road, Manchester, M23 0QP

1 Mainwaring Terrace, Manchester, M23 0EW
Flat 25, Alfred Morris Court, Fellpark Road, Manchester, M23 0EX

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH