

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131452/FO/2021

Date registered valid: 4 October 2021

Proposal: Erection of first floor rear extension to form a communal play room for the existing apartments (2 in total)

Address: 572 Hyde Road, Manchester, M18 7EE

Ward(s): Gorton & Abbey Hey Ward

Applicant: Ibzi Properties Limited 572 Hyde Road, Manchester, M18 7EE

Agent (if any): Mr Saghir Hussain Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 December 2021

Standard consultations:

Printed: 10 December 2021

Expired: 17 December 2021

Neighbour notifications

Printed: 10 December 2021

Expired: 17 December 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application property forms part of a 3-storey terrace comprising ground floor retail commercial units and apartments above. The property frontage is related to Hyde Road and is within Gorton District Centre. The application site has a ground restaurant use with two apartments above accessed via a doorway in the Hyde Road (northern) elevation. The application proposals relates to the rear of the property, which incorporates a 2-storey outrigger and spanning the shared boundary with No 570 with a single storey extension to the ground floor restaurant constructed up to the southern boundary. An existing restaurant flue currently projects over the adjacent alleyway from its ached position on the southern elevation of the ground floor extension. Commercial / industrial uses, with frontages to Agnew Road, are located to the south of the site. The rear of the site is visible from Agnew Road across a neighbouring car parking area. The southern side of Agnew Road comprises terraced back of pavement houses.



Fig. 1 – Views of the application site from Agnew Road

Description of development

The development involves the formation of a first floor lean-to extension presenting blank elevations along the boundary with No 750 and the gable towards the southern boundary. The height of the existing ridge line and eaves would replicate the 2-storey outrigger with the related roof plane sloping from west to east. The proposed extension would have a rearward projection of 2.5 metres (producing an overall projection of 9 metres). This arrangement of the extension involves a set back from the boundary line by 0.98 metres to allow the re-positioning of the restaurant flue to ensure its containment within the application site. The extension would follow the line of the extension side (eastern) elevation and the balustrade railing around the perimeter of the roof would be maintained. An existing window and doorway to the eastern elevation would be retained and supplemented with two windows in the extended (eastern) elevation. The applicant has indicated that the extension would be constructed in matching materials. Internally, the existing first and second floor extension would be retained. The proposed extension would form a communal recreational space for residents with separate WC.

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – The following comments have been received.

- i. As residential accommodation would not increase and given the sustainable character of the surrounding area, the absence of car parking is not considered to be an issue;
- ii. The refuse servicing will remain as existing. A communal bin store is in place at the back of the property. Residents will take the bins to/from the collection point on Agnew Street on collection days.
- iii. Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands. However, the applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams.

Environmental Health – It is recommended that the development be related to conditions to ensure:

- i. Construction hours are related to Council guidance;
- ii. The development is implemented in accordance with the submitted waste management arrangements.
- iii. It is recommended that the applicant consults with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval as part of a related condition. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.
- iv. Any external equipment required in support of the development should be related to a condition to ensure its appropriate acoustic insulation and subject to a validation report.

Flood Risk Management Team – No specific drainage conditions are required. However, the applicant is encouraged to make improvements to the existing drainage arrangements.

Greater Manchester Police Design for Security – No comments received.

Issues

National Planning Policy Framework (NPPF) – National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, 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. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that 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.

- i. Chapter 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes, it is important that: a sufficient amount and variety of land can come forward where it is needed; the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 60). In this case, the development would maintain two

existing apartments with a related contribution to housing supply. The development would, therefore, accord with chapter 5.

ii. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 92). It is not considered that the development would affect the existing circumstances and informative encouraging the inclusion of proportionate security measures has been included in response to chapter 8.

iii. Chapter 12: Achieving well-designed places - States that 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 (paragraph 126). The development is considered to be of an appropriate scale and represents a proportionate addition to the building. A condition has been included to ensure the use of matching materials to maintain the character of the building and satisfactory relationship to its context. The proposed design would thereby accord with chapter 12.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Health and well-being
- iii. Noise

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- i. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- ii. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

The proposal would be related to a densely developed context. Given the proportions of the development and the existing circumstance would not be appreciably affected by the proposed addition. The development would not present significant concerns regarding the well being and

amenity of neighbouring residents. The development would thereby be satisfactorily related to policy SP1.

Policy C 2 (District centres) - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. The delivery of this floor space should respect the network of centres across the City and in neighbouring districts. The development would not harm or otherwise affect the character or operation of the district centre and policy C1 would be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester will be expected to achieve an appropriate standard of urban design, as identified in national planning guidance and have regard to the character area in which the development is located. In this case the relationship of the proposal to both the existing building and the surrounding context, including nearby housing is considered to be acceptable.

Policy EN 14 (Flood Risk) – Relates to the provision of appropriate drainage and the management of flood risk. The development is in Flood Zone 1 and the scale of the development would not usually have a significant increase the risk of flooding.

Policy T1 (Sustainable Transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. In this case, the application site is in a sustainable location with easy access to bus routes on Hyde Road. As occupation levels would not increase as part of the development there would be no change in the existing circumstances and policy T1 would be appropriately responded.

Policy T 2 (Accessible areas of opportunity and need) - The Council will actively manage the pattern of development and the relevant section of the policy states: that new development should provide appropriate car parking facilities, including meeting the needs of disabled people and the provision cycle parking.

The development would not increase level of occupancy and there would be no changes in circumstances with regard to traffic generation.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues, which are relevant in relation to the proposed development:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o Development should have regard to the character of the surrounding area;
- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, road safety and traffic generation;
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes;
- o Community safety and crime prevention;
- o Design for health;
- o Refuse storage and collection;
- o Vehicular access and car parking;
- o Flood risk and drainage.

As previously discussed, it is considered that the scale and magnitude of the proposed development, together with the related intensity of the use, would not be harmful to the amenity and well-being of residents and the wider locality. Policy DM1 would therefore be accorded with.

Unitary Development Plan (UDP) saved policies - The following saved policy is considered to be relevant:

Policy E3.3 Upgrade the appearance of radial and orbital routes

This policy (E3.3) is relevant given the relationship of the site and Hyde Road as a radial route to the city centre. Give the position of the extension and limited views of it over neighbouring single storey units, it is not considered that the development would have a significantly affect the character of the streetscene. Policy E3.3 would thereby be accorded with.

DC10 Food and drink uses

Policy DC10.4 - States that in the assessment of food and drink uses, the Council should consider conditions to protect the amenity of nearby residents, including the impact if fumes and noise. The fume extraction condition 3 relating to planning permission ref: 093126/FU/2010/N2 was not discharged and the installed flue is therefore unauthorised. The development would address this circumstance and condition has been included to ensure that the provision of appropriate flue specification.

Policy DC26 Development and Noise

Policy DC26.1 - Has been related to the proposal potential contribution of the development to the local noise environment.

Policy DC26.4 - Requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily. This is particularly relevant given the proximity of the site to established residential uses.

Policy DC26.5 - Has been related to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

The accommodation would marginally increase the floorspace within the building but would be used for ancillary purposes. It would not involve the formation of noise 'sensitive' bedrooms. It is not considered that the development would depart from the existing circumstances in relation to noise disturbance and policy DC26 would be appropriately accorded with.

Guide to Development in Manchester - States that throughout the City, the Council will encourage development that complements Supplementary Planning Document and Planning Guidance. The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. The following aspects of the guide have been given consideration in this case and have been appropriately responded to:

- i. Paragraph 4.11 - States that all developments should be supported with a waste management strategy to ensure that adequately sized bin storage areas, access for collection crews and vehicles, and other aspects of waste management are designed into the development at the earliest stage. The existing arrangement would be maintained;

- ii. Paragraph 11.24 - States that district and local centres are an important feature of neighbourhoods and contribute to the image and sense of place of an area. The development would not affect the character of the district centre;
- iii. Policy 11.25 - State that, whether they play a district or local function, centres should accommodate a range of facilities and services. The development would maintain a residential presence in the district centre.

For the reasons previously discussed, it is not considered the above guidance would be positively responded to.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems, which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes.

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, Discussions with the applicant have secured a reduction in the rearward projection of the proposed extension and details relating to the re-positioning of a flue to the retained ground floor restaurant. On this basis, it is considered that satisfactory information has been provided to allow the assessment of the impact of the development and its relationship to retained commercial and residential uses.

Principle of the development – The development would maintain the historically established relationship between the ground floor restaurant use and the two apartments above, in order to prevent the formation of a separate apartment a condition has been included to ensure that: the first floor extension would only be used as ancillary recreational accommodation by residents of the existing apartments and for no other use, including the formation of a separate Class C3 residential unit or extended accommodation for sole use by the occupants of the existing apartments. This approach would ensure that the occupational capacities of the building would not be exceeded as a result of the development.

Siting – The siting of the extension has been amended during the consideration of the application to facilitate the re-positioning of the existing flue, which is unauthorised. This situation would be addressed through a 960 mm set back from the boundary (rear wall of the extension) to ensure that the flue would be contained within the site curtilage. The existing set back from the eastern boundary to reflect the existing circumstances with the exposed roof secure by a retained perimeter railing. The window arrangement would reflect the existing circumstances with views across the adjoining flat roof building and the blank western elevation to Nos 578 – 580. The impact of the development would be reduced by the retained spaces retained above and around the extension. The siting of the extension is therefore considered to be acceptable.

Height, scale and massing – The development would be related to the ridge and eaves height of the existing outrigger thereby ensuring that the development would be a proportionate addition to the building. The massing of the eastern elevation would be relieved through the incorporation of windows and doors.

Design – The roof design would maintain the height and pitch of the existing roof thereby securing an appropriate relationship to the existing building. A condition has been included to ensure the use of matching materials.

Residential amenity – The development would provide ancillary accommodation for existing residents and would be conditioned accordingly. The surrounding uses are predominantly commercial and where upper floor residential uses are in place, it is not considered that the development would have a significant impact proposed side windows would not overlook residential uses and a condition has been included to ensure that the WC windows in the eastern elevation is obscurely glazed. The development would not therefore cause undue harm to residential amenity.

Crime reduction and site security – A condition is recommended to ensure satisfactory security measures, including the provision of locks and fittings to doors and windows, glazing specifications and external lighting that met 'Secured by Design' specifications. The existing railing to the perimeter of the flat roof would be retained to restrict access and maintain residents' safety. It is not considered that the development would depart significantly from the existing circumstances.

Waste management – The existing arrangements would be maintained and further provision is not considered to be necessary as occupation levels would not increase.

Flood risk – The site is in Flood Zone 1 and the provision of improved drainage would be encouraged, as appropriate, should a more suitable development be brought forward in the future.

Extraction flue – The existing extraction flue would be replaced as part of the development. The indicative revised position would improve the existing circumstance and a condition has been included to ensure appropriate details and specifications are approved to facilitate the installation of a new flue before the occupation of the extension. It is considered that the condition would ensure that the development would operate appropriately in conjunction with the ground floor restaurant use.

Conclusion – On balance and subject to related conditions, it is considered that the development would be appropriately related to the existing building and, including the ground floor restaurant use. The development is therefore considered to be acceptable.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, discussions with the applicant have secured a reduction in the rearward projection of the proposed extension and details relating to the re-positioning of a flue to the retained ground floor restaurant. On this basis, it is considered that satisfactory information has been provided to allow the assessment of the impact of the development and its relationship to retained commercial and residential uses.

Condition(s) to be attached to decision for approval

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 stamped as received by the City Council as local planning authority on 20 August 2021 and 9 December 2021:

Planning application forms

Location plan and existing site plan Ref: A1378(01)AP001 Rev B

Existing Floor Plan Ref: A1378(01)AP002 Rev B

Existing South & East Elevations Ref: A1378(01)AP003 Rev B

Existing North & West Elevations Ref: A1378(01)AP004 Rev B

Proposed Site Plan Ref: A1378(02)AP001 Rev D

Proposed Floor Plans Ref: A1378(02)AP002 Rev C

Proposed South & East Elevations Ref: A1378(02)AP003 Rev B

Proposed North & West Elevations Ref: A1378(02)AP004 Rev B

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 for the City of Manchester.

3) The materials to be used in the construction of the extension hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing building, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) The first floor extension hereby approved shall only be used as ancillary recreational accommodation by residents of Existing Apartments 01 and 02 (as shown on drawing ref: A1378(02)AP002 Rev. C) and for no other use, including the formation of a separate Class C3 residential unit or extended accommodation for sole use by the occupants of Existing Apartments 01 and 02.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Before first occupation the WC window in the eastern elevation of the authorised first floor extension as shown on drawings ref: Proposed Floor Plans Ref: A1378(02)AP002 Rev C and Proposed South & East Elevations Ref: A1378(02)AP003 Rev B shall be obscure glazed to a

specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Notwithstanding the detail of drawings referenced: Proposed Floor Plans Ref: A1378(02)AP002 Rev C. Proposed South & East Elevations Ref: A1378(02)AP003 Rev B and Proposed North & West Elevations Ref: A1378(02)AP004 Rev B and prior to the occupation of the development hereby approved, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC10.4 of the Unitary Development Plan for the City of Manchester.

7) Upon first occupation of the development the arrangements for the storage of waste and recycling, as shown on drawings and document referenced: Proposed Site Plan Ref: A1378(02)AP001 Rev D and waste management proforma ref: 131452/FO/2021 received 4 October 2021 shall be fully implemented and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to ensure appropriate arrangements for the storage and collection of segregated waste pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

8) Prior to installation, any externally mounted ancillary plant, equipment and servicing required in support of the authorised development shall be selected and/or acoustically treated in accordance with a scheme designed to achieve a satisfactory rating level below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as local planning authority and shall include a timescale for its implementation.

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 related work accords with the recommendations and requirements in the approved acoustic report, which shall include post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. The development shall be implemented in accordance with approved details, which shall be maintained in situ thereafter.

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

9) The external area formed by the flat roof to the existing ground floor accommodation, to the rear of no.572 Hyde Road, shall only be used as a means of escape from fire and for maintenance of the flue, and not for any other purposes associated with the existing residential accommodation, or ancillary recreational accommodation hereby approved.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Fume extraction – The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.

3) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

4) It is recommended that the development incorporates satisfactory security measures, including the provision of locks and fittings to doors and windows, glazing specifications and external lighting that met 'Secured by Design' specifications.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

5 Agnew Road, Manchester, M18 7AR
578 Hyde Road, Manchester, M18 7EE
574 - 576 Hyde Road, Manchester, M18 7EE
576A Hyde Road, Manchester, M18 7EE
Whitegoods Ltd, Knutsford Road, Manchester, M18 7AR
564A Hyde Road, Manchester, M18 7EE
Flat 2, 572 Hyde Road, Manchester, M18 7EE
Flat 1, 572 Hyde Road, Manchester, M18 7EE
Flat C, 570 Hyde Road, Manchester, M18 7EE
Flat B, 570 Hyde Road, Manchester, M18 7EE
Flat A, 570 Hyde Road, Manchester, M18 7EE
Flat 9, 568 Hyde Road, Manchester, M18 7EE
Flat 8, 568 Hyde Road, Manchester, M18 7EE
Flat 7, 568 Hyde Road, Manchester, M18 7EE
Flat 6, 568 Hyde Road, Manchester, M18 7EE
Flat 5, 568 Hyde Road, Manchester, M18 7EE
Flat 4, 568 Hyde Road, Manchester, M18 7EE
Flat 3, 568 Hyde Road, Manchester, M18 7EE
Flat 2, 568 Hyde Road, Manchester, M18 7EE
Flat 1, 568 Hyde Road, Manchester, M18 7EE

576 Hyde Road, Manchester, M18 7EE
570 Hyde Road, Manchester, M18 7EE
564 Hyde Road, Manchester, M18 7EE
560 - 562 Hyde Road, Manchester, M18 7EE

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
Area Team Boundary - Name: NORTH2