

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130962/FO/2021

Date registered valid: 6 July 2021

Proposal: Installation of a new single storey detached building to house Air Source Heat Pump and battery energy storage system and associated works

Address: Arcadia Sports Centre, Yew Tree Avenue, Manchester, M19 3BP

Ward(s): Levenshulme Ward

Applicant: Mr Dipak Shah Ameresco Limited 3rd Floor, 14-16 Dowgate Hill, London, EC4R 2SU

Agent (if any): Mr David Tye Paul Butler Associates Ltd 31 Blackfriars Road, Salford, M3 7AQ

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

Recommendation: Approve

Date of recommendation: 1 October 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 July 2021

Standard consultations:

Printed: 13 July 2021 Expired: 3 August 2021

Neighbour notifications

Printed: 13 July 2021 Expired: 3 August 2021

Site notice

Posted: 15 July 2021 Expired: 5 August 2021

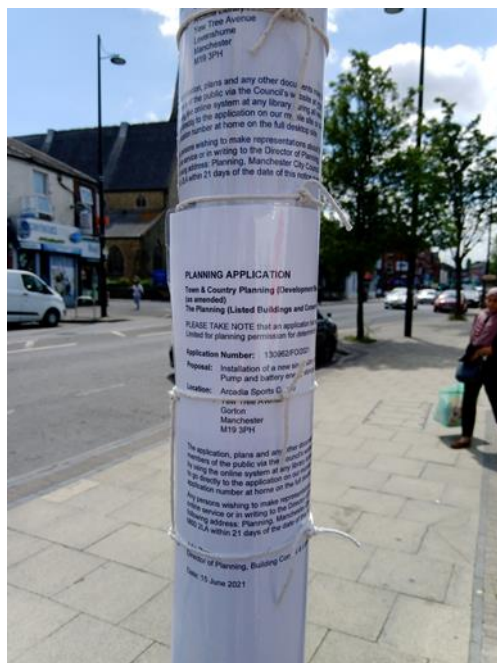


Fig.1 – Site notice

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

This application relates a purpose-built sports centre with library. The site is located at the junction of Stockport Road and Yew Tree Avenue and is within Levenshulme District Centre. The site incorporates a car park and landscaped area that separates the building from an operational railway line located to the west of the site. The application building comprises a 2-storey flat roof building with a frontage the Stockport Road returning to Yew Tree Avenue. A single storey pitched roof extension adjoin the rear elevation of the main building.



Fig. 2 – The application site

Description of development

The development is related to government funded works to improve the energy efficient of public buildings as part of a decarbonisation scheme. The proposed development would involve:

- i. The siting of energy generating equipment located in the south-west section of the site on a grassed area adjacent to the perimeter of the car park. The development would involve the proposed retro-fitting of air source heat pump (ASHP) and energy storage system (ESS) in association with solar panel technology which would produce more renewable energy and reduce emissions.
- ii. The proposal comprises of:

- a. A freestanding ASHP enclosure with dimensions of 4.6 metres (h) (at the highest point of the related flue) x 5.24 metres (w) x 10.81metres (w). The ASHP would have a thermal output of 114 kWth.
- b. A freestanding battery storage enclosure with dimensions of 2.59 metres (h), 2.34 metres (w) x 2.99 metres (l).
- iii. The equipment would be partially screened by the existing boundary treatment and tree planting.

The equipment would include connecting underground pipework extending beneath car park to rooftop photovoltaic (PV) panels that have been previously installed and supplemented by further panels approved under planning permission ref: 130662/P14J/2021.

Consultations & Notification Responses

Local residents – No comments received

Highway Services – No objection.

Environmental Health – The following comments have been received:

- i. The acoustic assessment is considered to be acceptable and the development should accord with its details. A verification report is requested as part of a condition to ensure that the development accords with the recommendations of the acoustic report;
- ii. A condition to manage construction is requested.

Greater Manchester Police – Any existing CCTV & intruder alarms should be reviewed to extend cover to the proposed extension space, or installed if not already in place.

The steel shipping container that houses the battery energy system should be constructed from robust, anti-corrosive steel to withstand damage and penetration. Any steel doors should be fitted with a high security locking system that uses a steel shroud to protect the lock from bolt-croppers, angle grinders, chisels and other methods of forced entry.

Sold Secure Gold rated closed-shackle padlocks should be used to secure the container doors and shutters. Comments have been included as an informative.

Network Rail – The applicant has undertaken extensive dialogue with Network Rail. As a result Network Rail has confirmed that it has no objection to the development submit to a condition requiring the undertaking of and assessment of fire risk associated with the development and any potential related impact on the operational railway line.

Arboricultural Officer – No objection to tree removal subject to the implementation of the tree planting scheme.

CADENT – Comments have been received that identify the potential siting of a gas pipework adjacent to the west elevation of the building and within the route of the connecting pipework to the PV panels. These details have been forwarded to the applicant and CADENT comments included as an informative.

GM Ecology Unit – No objection but request the trees are removed outside the bird nesting season.

Issues

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.

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). The comments of GMP have been related as an informative to reduce the risk of crime and maintain site security.

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 minor in scale and located in a position that would not impact upon the visual setting of the building. The appearance of the external plant would be further ameliorated by the planting of replacement trees. Chapter 12 would thereby be accorded with.

Chapter 14. Meeting the challenge of climate change, flooding and coastal change - Paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. In this case, the development would respond to the objectives of radically reducing greenhouse gas emissions and supporting renewable and low carbon energy and associated infrastructure. Paragraph 158 states that when determining planning applications for renewable and low carbon development, local planning authorities should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions and approve applications if impacts are (or can be made) acceptable. It is considered that the development would support the delivery of sustainable energy generation and reduce carbon emissions. The development would thereby accord with Chapter 14.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Design;
- iii. Noise.

For the reasons set out in this report, the development would be related positively to PPG.

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:

- a. 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;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. 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.

The magnitude to the amended development would not result in a significant or harmful impact on residential amenity. The development would continue to respond to the energy generation needs of a building used by the local community. The development would improve that environmental sustainability of the building and reduce its carbon emissions to thereby accord with policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) – Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City and the character of the area in which the development is located. The design is driven by its function but has been suitably colour treated and located in a landscaped setting to reduce its visual impact and thereby accords with policy EN1.

Policy EN 9 (Green Infrastructure) - States that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. In this case the development would continue to provide a quality of landscaping through replacement tree planting. The development would thereby accord with policy EN9.

Policy EN 4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - States that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through a variety of actions including:

- i. Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies;
- ii. Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing/potential decentralised energy schemes.

It is considered that the development would accord with these objectives by achieving access to low carbon energy sources an existing building to secure a reduction in CO2 emissions.

Policy EN 5 (Strategic Areas for low and zero carbon decentralised energy infrastructure) – The proposed development would accord with the objective of achieving an increase in the level of decentralised, low and zero carbon energy, in a variety of locations including Levenshulme District Centre.

Policy DM1 (Development Management) - Sets out various issues that development should have regard to: appropriate siting, layout, scale, form, massing, materials and detail of development and its impact on the surrounding areas, including amenity. It is considered that the scale, siting appearance of the external plant, along with related noise attenuation measures, would not unduly harm the surrounding context and residential amenity.

Unitary Development Plan (Saved UDP) Policies -The following UDP saved policies are also considered to be relevant:

Policy DC26 (Development and noise) - Has been related to the proposals contribution to the local noise environment, in relation to the operation of the proposed plant and equipment.

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 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.

The requirements of policy DC26 have been related to the potential for additional noise to be generated by the development. In response, appropriate measures to secure the mitigation and management of noise been demonstrated through the submitted acoustic report. The findings of the report are related to the development by condition, which also includes a requirement for the verification of implemented measures. Policy DC26 would thereby be accord 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 sections of the Guide are considered to be relevant:

- i. Section 3 Accessibility;
- ii. Section 4 Environmental Standards;
- iii. Section 8 Community Safety and Crime Prevention.

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 to 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.

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 have been undertaken to ensure that the development can be undertaken without unduly impacting on the operation of the adjacent railways line and local utility infrastructure, and ensuring appropriate noise attenuation. The submitted and supplementary details have facilitated the necessary assessment of the development.

Principle of the development - The principle of reducing carbon emissions of a building through the installation of infrastructure to support renewable energy is considered to be acceptable and accords with Council policy. The development would have a satisfactory relationship to the surrounding context, including houses on Worsley Grove (to the south). Residential amenity would thereby be appropriately safeguarded.

Residential and visual amenity - The battery storage enclosure would be a containerised facility, and along with the ASHP unit would have a green finish to relate to the surrounding context, with a view to blending in with the surrounding area. It is considered that the proposals do not give rise to significant visual impacts, particularly as additional tree cover would be provided.

Siting – The proposed structures would be located in a position with the least visually obtrusive impact. The siting of the development would be appropriately related to the setting of the housing and its context including neighbouring housing.

Noise – The submitted acoustic assessment has been related to calculated noise levels at the nearest / most exposed noise sensitive receptor properties, i.e., the nearest housing on Worsley Grove approximately 20 metres from the site). The report demonstrates that the development would not exceed the proposed external noise limit criteria for the project. It is not considered that the proposals would give rise to unacceptable noise impacts on the nearest residential occupiers. These findings have been accepted by Environmental Health officers subject to a post construction verification report, which has been related to the development by condition.

Carbon reduction - The scheme would respond to an identified need to reduce carbon emissions by enabling low and zero carbon development in the area. The installation is indicated as achieving a significant carbon reduction over the present operational position. The development is therefore considered to be acceptable.

Tree removal – The development would necessitate the removal of 6 trees. However, the development would be supported by a replacement tree planting scheme, incorporating 24 new trees and a related planting strategy. These details would improve tree cover within the site and provide satisfactory replacement provision. The submitted details for tree protection measures have been conditioned for implementation.

Cadent and impact on gas supply infrastructure – The applicant has been made aware of the comments of Cadent, and Cadent's observations have been included as an informative. The applicant has confirmed that the development has been designed in response to the existence of this infrastructure and the related responsibility for undertaking works. The applicant has confirmed that an appropriate construction methodology will be implemented.

Fire risk assessment – the condition required by Network Rail has been included.

Construction Management – The development would predominantly involve the siting of prefabricated equipment, with associated physical works which would be related to extraction and in-filling of trenches relating to the installation of connecting pipework. As the works are limited and contained within a car park, it is considered that a construction management plan would be an onerous requirement in this case.

Conclusion – The development would accord with Council policy, including its response to climate change. The impact of the development would be suitably mitigation through noise attenuation and tree planting. 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 have been undertaken to ensure that the development can be undertaken without unduly impacting the operation of the adjacent railways line and local utility infrastructure and ensuring appropriate noise attenuation. The submitted and supplementary details have facilitated the necessary assessment of the development.

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: 6 July 2021, 18 July 2021, 24 August 2021 and 7 September 2021:

Planning application forms

Covering letter prepared by Paul Butler Associates: Ref 21.1557/Arcadia/ljr02dt.

Site Location Plan: Arcadia Leisure Centre prepared by Ameresco Ref: 02.

Existing and Proposed Plan: MCC Arcadia ASHP & Battery Installation Existing & Proposed Layouts and Elevations' Drawing Number 10850-20-00-PL-DWG-0003 Rev 0 prepared by Ameresco.

Proposed Plan ASHP: Housing Unit Equipment Layout' Drawing Number

EP2012D-ENR-DR-M-00-03-P06 prepared by Enercret.

Proposed Plan: Alpha ESS Elevations' Drawing ABS994 No.007 Rev001 prepared by Absolute

Arcadia Library & Leisure Centre, Levenshulme: Plant Noise Assessment Report Ref: Doc No: P3001965/(REP)U003 Issue: Final Date: July 2021 by BDP Acoustics.

Landscaping and supporting notes drawing ref: UG_1267_LAN_LSN_DRW_02

Arboricultural Impact Assessment (AIA) Arcadia Library and Leisure Centre Yew Tree Avenue Levenshulme Manchester M19 3PH dated August 2021 by Urban Green Ref: UD1207/ BS5837 Email from Paul Butler Associates date 30 September 2021 confirming that the development would be compliant with CADENT requirements for construction and infrastructure safeguarding.

Heat Pump Schedule Doc No: EP2012d-ENR-M-SH-XX-001 Issue: Detailed Design

Rev : P01 Produced By: ST Published Date: 14.06.202 by Enercret

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 development shall be implemented in accordance with the materials and specifications detail on the submitted planning application forms and approved drawings, including the application of a green colour treatment to the external elevations of the freestanding air source heat pump and battery storage enclosures. The development shall be maintained at all times in accordance with the approved materials and colour treatment.

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

4) Before the commencement of above ground construction works, a fire risk design assessment relating to the implementation of the development and subsequent management and measures to mitigate potential harm to operation of the railway line located adjacent to the western site boundary shall be submitted to and approved in writing by the City Council as local planning authority. The details of the agreed fire risk design assessment shall be fully implemented as part of the development and maintained in situ at all times thereafter.

Reason – In the interests of public safety, the operation of the neighbouring railway line and residential amenity and to ensure the provision appropriate safeguards during the implementation of the development and subsequent maintenance pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and the guidance contained within the National Planning Policy Framework.

5) The development shall be fully implemented in accordance with document referenced: Arcadia Library & Leisure Centre, Levenshulme: Plant Noise Assessment Report Ref: Doc No: P3001965/(REP)U003 Issue: Final Date: July 2021 by BDP Acoustics.

Before the authorised air source heat pump and battery storage units are brought into operation, 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 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, thereafter, be undertaken in accordance with approved acoustic insulation and noise attenuation measures.

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, saved policy DC26 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

6) The replacement tree planting scheme as detailed in document and drawing referenced: Landscaping and supporting notes drawing ref: UG_1267_LAN_LSN_DRW_02 shall be fully implemented during the first full planting season following the completion of the development and maintained in situ thereafter. If within a period of 5 years from the date of the planting of any tree or 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 for the City of Manchester.

7) Before the commencement of the development the tree protection measures set of in Section 4.6 Protective Fencing of document referenced: Arboricultural Impact Assessment (AIA) Arcadia Library and Leisure Centre Yew Tree Avenue Levenshulme Manchester M19 3PH dated August 2021 by Urban Green Ref: UD1207/ BS5837 shall be fully implemented and maintained in situ at all times during the construction phase of the development,

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 for the City of Manchester.

8) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation, pursuant to policy EN15 of the Core Strategy for the City of Manchester.

Informatives

1) Before commencement of the development it is recommended that consideration is given to the following comments from CADENT and appropriate measures are undertaken:

CADENT advice:

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus as previously forwarded).
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:
http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):
<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid and Cadent websites.

2) Guidance to developers can be found via the following link:

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

3) It is recommended that consideration be given to the following security measures:

- Any existing CCTV & intruder alarms should be reviewed to related to the development site;
- The container housing the battery energy system should be constructed from robust, anti-corrosive steel and doors should be fitted with a high security locking system;
- Sold Secure Gold rated or equivalent closed-shackle padlocks are recommended to secure doors and shutters.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Network Rail

14 Worsley Grove, Manchester, M19 3AF
8 Worsley Grove, Manchester, M19 3AF
6 Worsley Grove, Manchester, M19 3AF
20 Worsley Grove, Manchester, M19 3AF
18 Worsley Grove, Manchester, M19 3AF
16 Worsley Grove, Manchester, M19 3AF
12 Crescent Grove, Manchester, M19 3BW
10 Crescent Grove, Manchester, M19 3BW
6 Crescent Grove, Manchester, M19 3BW
EVEREST DIY STORE, 854 - 856 Stockport Road, Manchester, M19 3AH
866 Stockport Road, Manchester, M19 3AH
Basement Flat, 17 Worsley Grove, Manchester, M19 3AF
Top Flat, 789 Stockport Road, Manchester, M19 3DL
1C Barlow Road, Manchester, M19 3DH
1B Barlow Road, Manchester, M19 3DH
1A Barlow Road, Manchester, M19 3DH
Flat 4, 17 Worsley Grove, Manchester, M19 3AF
Flat 3, 17 Worsley Grove, Manchester, M19 3AF
19 Worsley Grove, Manchester, M19 3AF
17 Worsley Grove, Manchester, M19 3AF
10 Worsley Grove, Manchester, M19 3AF
Flat 3, 1 Barlow Road, Manchester, M19 3DH
Flat 2, 17 Worsley Grove, Manchester, M19 3AF
Flat 1, 17 Worsley Grove, Manchester, M19 3AF
Flat 4, 1 Barlow Road, Manchester, M19 3DH
Flat 2, 1 Barlow Road, Manchester, M19 3DH
Flat 1, 1 Barlow Road, Manchester, M19 3DH
2 Poplar Villas, The Crescent, Manchester, M19 3AJ
1 Poplar Villas, The Crescent, Manchester, M19 3AJ
Poplar Villas, The Crescent, Manchester, M19 3AJ
Unit 5, The Crescent, Manchester, M19 3AJ
791A Stockport Road, Manchester, M19 3DL
799 Stockport Road, Manchester, M19 3DL
793 Stockport Road, Manchester, M19 3DL
21 Worsley Grove, Manchester, M19 3AF
15 Worsley Grove, Manchester, M19 3AF
12 Worsley Grove, Manchester, M19 3AF
1 Barlow Road, Manchester, M19 3DH
793A Stockport Road, Manchester, M19 3DL
791 Stockport Road, Manchester, M19 3DL
876 - 878 Stockport Road, Manchester, M19 3BP
16 Crescent Grove, Manchester, M19 3BW
14 Crescent Grove, Manchester, M19 3BW
8 Crescent Grove, Manchester, M19 3BW
797 Stockport Road, Manchester, M19 3DL
795 Stockport Road, Manchester, M19 3DL
789 Stockport Road, Manchester, M19 3DL

4 Worsley Grove, Manchester, M19 3AF

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) -

Area Team Boundary - Name: NORTH2