

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130546/JO/2021

Date registered valid: 23 June 2021

Proposal: Variation of condition 2 (specified plans) to allow stepped access to plots 2, 4, and 6 attached to planning permission referenced 111312/FO/2016/N1 ,

Address: Land Bounded By Culcheth Lane And Tandlewood Mews, Manchester, M40 1LU

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Oseni Musa Mkenny Properties Ltd 8 Liebert Drive, Manchester, M27 4FP

Agent (if any): Mr Barry Tang Tang and Associates Ltd - Chartered Architects Entrance W1 First Floor, Westwood House, Greenwood Business Centre, Manchester, M5 4QH

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8th October 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 30 June 2021 Expired: 21 July 2021

Neighbour notifications

Printed: 30 June 2021 Expired: 21 July 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

This application relates to within the Miles Platting and Newton Heath ward of East Manchester. The development is somewhat triangular in shape with frontages onto Culcheth Lane and Tandlewood Mews with a public right of way running along the north-western boundary of the site.

The site as developed comprises of 6 three storey townhouses on the site, comprising two detached properties and two pairs of semi-detached properties. All the houses are two storey with front and rear dormers to provide additional accommodation in the roofspace and face onto the site's two main road frontages (3 properties front Culcheth Lane and 3 front Tandlewood Mews). Each property has a private amenity space and dedicated parking space. There are spaces within the individual garden areas for bin storage. The original approval comprised of level access to the front entrances.

The boundary treatment comprises of 1.45 metre high wall, with metal panels above, to an overall height of 2.4 metres, along the rear garden boundaries of the properties along the line of the adjacent public footpath. Along Tandlewood Mews and Culcheth Lane, the boundary treatment comprises 1.8 metre high concrete post and timber panel fencing, where it is enclosing the side garden areas of the properties and 0.84 metre high walls and gates along the frontages of the properties.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The predominant surrounding uses are two storey residential in nature with modern residential dwellings situated on Tandlewood Mews and Innes Avenue, with more traditional generous terraced properties to the east of the application site on Culcheth Lane.

Description of development

The previously approved planning permission for the redevelopment of the site was (111312/FO/2016/N1) for the erection of 6 x 3 storey townhouses with associated car parking, landscaping and boundary treatment following demolition of former public house.

The application currently under assessment is for the variation of condition number 2 (Specified Plans) to alter the front entrance to properties that occupy plots 2, 4 and 6. These were proposed with level access, however due to the changes in site levels it has not been possible to implement the level access. The attempt to provide level access resulted in a steep gradient, which could not be used by anyone with mobility issues. Following discussion with the City Council including the MCC Highways S278 team, it was advised that due to level issues this stepped access was to be agreed as a compromise solution.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Highways- No objections, due to the issues with levels. The MCC Highways S278 team have advised that due to level issues this stepped access was agreed as a compromise solution, therefore MCC Highways have no objection to the proposed stepped access.

Issues

National Planning Policy Framework - Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;

A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and

An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and

- widening the choice of high- quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
Specific policies in this Framework indicate development should be restricted.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: These issues have been considered with reference to the core strategy policies as set out in the report.

Core planning principles in Framework - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case specific weight is given to the need to:

- i. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- ii. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- iii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
- iv. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources, including renewable energy; Contribute to conserving and enhancing the natural environment and reducing pollution;
- v. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- vi. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions;
- vii. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- viii. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

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

- i. Chapter 1: Building a strong, competitive economy - By securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

- ii. Chapter 4: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 6: Delivering a wide choice of high quality homes - Refers to the delivery of policies that will result in significant increases to the supply of housing. Policy 6 specifically states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should, subject to a range of specified criteria, seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- iv. Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy H2 relates to the Council's strategic housing location and states that the key location for new residential development throughout the plan period will be within the area to the east and north of Manchester City Centre identified as a strategic location for new housing.

Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing the potential for significant regeneration benefits. Developers should take advantage of these opportunities by:-

- Diversifying the housing offer with particular emphasis on providing medium density (40-50 dwellings per hectare) family housing including affordable housing. In locations which are close to the City Centre, such as the Lower Irk Valley and Holt Town, higher densities will be appropriate. However, the provision of family homes should remain an emphasis in these areas, too.
- Including environmental improvements across the area.
- Creating sustainable neighbourhoods which include complementary facilities and services.

- Considering the scope to include a residential element as part of employment-led development.

Proposals will be expected to show how they contribute to decentralised low and zero carbon energy infrastructure as set out in the energy policies (EN4 - EN7). Housing proposals in the Strategic Housing Location, in particular in West Gorton, the Irk Valley, Holt Town and the Lower Medlock Valley, will need to take account of the flood risk issues in line with policy EN14 - Flood Risk.

Policy H4 relates to sites in East Manchester and states that, over the lifetime of the Core Strategy, East Manchester will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed-use schemes

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Guide to Development in Manchester Supplementary Planning Guidance - Recognises the importance of an area's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

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. Buildings should recognise the common building line created by the front face of adjacent buildings.

The East Manchester Strategic Regeneration Framework was adopted by the City Council in 2008 and now forms part of the Core Strategy. Through the Neighbourhoods and Places Framework, the regeneration body seeks to improve the perceptions of East Manchester as a place to live, and in particular, to bring up families. The current housing supply in East Manchester does not provide a sufficient diversity of housing types and quality to support a range of people and families at various stages of life and income levels.

It states that social and RSL housing makes up a disproportionate amount of the housing supply with levels of home ownership significantly below the national average at 35%. Much of the existing family housing is older terraced stock, and dereliction and blight characterises many areas, including public open spaces. This pattern of built form discourages potential new residents and investment, and decreases the sense of safety and community for existing residents.

It further states that the area is currently characterised by pockets of successful housing initiatives within larger areas of dereliction. Instead of comprising recognisable, sustainable neighbourhoods, East Manchester is largely made up of fragmented communities of varying degrees of stability.

The Neighbourhoods and Places Framework aims to establish higher aspirations for physical development, which will underpin the growth and prosperity of the area by improving the liveability of existing neighbourhoods, and both supporting and stimulating private investment.

In East Manchester, the ambition is to:

- Increase the population of East Manchester through the attraction of and retention of working households and in particular those working households with children;
- Offer residents a range of attractive housing choice that are of comparable quality to what is available elsewhere in the region;
- Establish a series of neighbourhoods each with a high-quality environment served by vibrant retail centres which act as community hubs; and
- Provide safe, secure and well managed neighbourhoods where people choose to live.

Reducing high levels of transience is an important element in maintaining the regeneration momentum in some neighbourhoods. There is a need to develop a wider choice for local residents, and to support new mechanisms that help people to gain a stake in the housing market. This is likely to include supported home ownership, equity share and other models that are tailored to the needs of the individual. This will include creative ways of using existing housing stock to make more opportunities available for home ownership for local residents, first time buyers and key workers.

Principle - The site has been implemented in accordance with the previous consent, and it is only down to the issues with the levels that resulted in the three properties having to have a small stepped access to the front entrance. In order to bring into use much needed family sized residential accommodation, a compromise has to be reached. Therefore as a compromise the principle of the changes are considered acceptable in that the development contributes to the provision of much needed residential accommodation within the City.

Site layout - The site layout is as previously approved, the only changes being to the level access. As such there are no implications for the site layout.

Scale/Design - The proposed changes do not have a detrimental impact upon either the design or scale of the approved layout, and the changes to the front elevation are minimal.

Access - Whilst it would have been preferable to have had level access to all 6 of the constructed properties, this was not physically possible for units 2, 4 and 6 with this only being achievable by a long ramped access. The attempt at providing a level access has resulted in a low gradient frontage, which is particularly steep, and could not be used by anyone with a disability, particularly in bad weather. The stepped access is shallow, as opposed to the steep pitch of the current access and it would enable use of the properties. The access down the side of the properties and into the rear of the property would still be level. The scheme has therefore been amended, and once constructed would be in accordance with the agreed changes following consultation with the MCC Highways S278 team with the changes being a compromise to enable access to the properties as a way of overcoming the changes in site levels.

Residential / Visual amenity - The changes as constructed do not result in a detrimental impact upon either the residential or visual amenity of the neighbouring properties, nor of the character of the area within which these houses are located.

Waste - The waste storage and disposal arrangements are not affected.

Parking - The proposal has no impact upon parking.

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 the proposal was considered to be broadly in accordance with City Council policy.

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

1) The development has commenced within three years of the date of the planning consent granted under ref 111312

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

Design and access statement

Method statement for demolition work

Culcheth Lane, Newton Heath, Phase I Environmental Desk Study. Earth Environmental and Geotechnical Reference: A03741G11, dated 13 February 2014

All stamped as received by the City Council, as Local Planning Authority, on 17 February 2016.

The site location plan stamped as received by the City Council, as Local Planning Authority, on 13 April 2016

The email, from Najib Gedal, dated 4 October 2016

Preliminary Bat Survey Report, dated 7/11/16, stamped as received by the City Council, as Local Planning Authority, on 10 November 2016

Drawings numbered

SP 01 rev K, Proposed Site Plan

SP 02 rev D, Proposed Street Scene

SP 05 rev B, (applicable for House 3)

SP 06 rev D, (applicable for House 5)

SP 07 rev C, (applicable for House 5)

and SP 10 rev E, all stamped as received by the City Council, as Local Planning Authority, on 25 December 2016.

Drawing number SP 03 rev E dated 16/1/17 stamped as received by the City Council, as Local Planning Authority, on 18 January 2017.

Drawing number SP 04 rev D stamped as received by the City Council, as Local Planning Authority, on 16 January 2017.

9580/011 Rev B (as built and proposed floor plans elevations for 2 and 4 Tandlewood Mews) received 17th September 2021

9580/012 Rev B (as built and amended floor plans and elevations for 6 Tandlewood Mews) received 17th September 2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, H4 and SP1 of the Manchester Core Strategy.

3) The scheme shall be implemented in accordance with the details approved under condition discharge application CDN/18/0235 approved 17th September 2018

4) The scheme shall be implemented in accordance with the details approved under Condition Discharge ref: CDN/20/0671 approved 23.04.2021

5) The scheme shall be implemented in accordance with the details approved under condition discharge application ref CDN/20/0393 approved 27.08.2021

6) The scheme shall be implemented in accordance with the details approved under condition discharge application ref: CDN/20/0621 approved 23.04.2021

7) The scheme shall be implemented in accordance with the details approved under condition discharge ref:CDN/20/0496 approved 09.10.2021

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2010 as amended by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of any dwelling 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 exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and 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 policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

9) The scheme shall be implemented in accordance with the details approved under condition discharge ref: CDN/18/0235 approved 17.09.2018

10) The scheme shall be implemented in accordance with the details approved under condition discharge ref: CDN/20/0496 approved 09.10.2021

11) The boundary treatment should be erected in accordance with the details indicated on drawing numbered SP 10 rev E stamped as received by the City Council, as Local Planning Authority, on 18 September 2016 and drawing number SP 01 rev I stamped as received by the City Council, as Local Planning Authority, on 2 October 2016. The boundary treatment shall be completed before the approved housing units are occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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 policies SP1 and DM1 of the Manchester Core Strategy.

12) The scheme shall be implemented in accordance with the details submitted for approval under condition discharge ref: CDN/21/0393 approved 27.08.2021

13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the dwellinghouses hereby approved, shall not be extended, and structures shall not be erected within the curtilage areas, without the benefit of planning permission.

Reason - In the interests of residential amenity, and to safeguard the character of the area, pursuant to policies SP1 and DM1 of Manchester's Core Strategy.

14) The scheme shall be implemented in accordance with the details approved under Discharge of Condition application ref: CDN/18/0235 approved 17.09.2018

15) No clearance of any vegetation, shall be carried out during the optimal period for bird nesting (March to July inclusive), unless nesting birds have been shown to be absent in accordance with details which have been submitted to, and approved in writing by, the City Council, as Local Planning Authority.

Reason - To provide and ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and in order to comply with policies DM1 and SP1 of the Manchester Core Strategy.

16) The scheme shall be implemented in accordance with the details approved under discharge of condition application ref: CDN/18/0235 approved 17.09.2018

17) The scheme shall be implemented in accordance with the details approved under condition discharge ref:CDN/20/0496 approved 09.10.2020

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

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

19) The scheme shall be implemented in accordance with the details approved under condition discharge ref: CDN/21/0393 approved 27.08.2021

Appendix 1 – List of consultees & neighbours notified

Highway Services

2 Tandlewood Mews, Manchester, M40 1LG
4 Tandlewood Mews, Manchester, M40 1LG
6 Tandlewood Mews, Manchester, M40 1LG
28 Culcheth Lane, Manchester, M40 1LU
30 Culcheth Lane, Manchester, M40 1LU
24 Culcheth Lane, Manchester, M40 1LU
21 Culcheth Lane, Manchester, M40 1LS
3 Tandlewood Mews, Manchester, M40 1LG
5 Innis Avenue, Manchester, M40 1JR
9 Tandlewood Mews, Manchester, M40 1LG
1 Tandlewood Mews, Manchester, M40 1LG
27 Culcheth Lane, Manchester, M40 1LS
29 Culcheth Lane, Manchester, M40 1LX
5 Tandlewood Mews, Manchester, M40 1LG
3 Innis Avenue, Manchester, M40 1JR
1 Innis Avenue, Manchester, M40 1JR
35 Culcheth Lane, Manchester, M40 1LX

31 Culcheth Lane, Manchester, M40 1LX
22 Culcheth Lane, Manchester, M40 1LU
20 Culcheth Lane, Manchester, M40 1LU
NEWTON HEATH EVANGELICAL CHURCH, Culcheth Lane, Manchester, M40 1LS
23 Culcheth Lane, Manchester, M40 1LS
17 Tandlewood Mews, Manchester, M40 1LG
11 Tandlewood Mews, Manchester, M40 1LG
33 Culcheth Lane, Manchester, M40 1LX
25 Culcheth Lane, Manchester, M40 1LS
7 Innis Avenue, Manchester, M40 1JR
15 Tandlewood Mews, Manchester, M40 1LG
11A Tandlewood Mews, Manchester, M40 1LG
7 Tandlewood Mews, Manchester, M40 1LG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1