MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129434/FO/2021
Date registered valid:	17 February 2021
Proposal:	Replacement of existing doors and windows to Phase 6 of the window replacement programme
Address:	St Josephs Home , 52 Plymouth Grove West, Manchester, M13 0AR
Ward(s):	Ardwick Ward
Applicant:	Sister Josephine St Josephs Home 52 Plymouth Grove West, Manchester, M13 0AR
Agent (if any):	Mr Mansoor Nazir DHA Architects 33 Powell Street, Birmingham, B1 3DH
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12 April 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: Due to the nature of occupations and circumstances relating to Covid advice regarding safeguarding vulnerable residents, applicant's agent provided an extensive library of photographs dated 19 February 2021 to the negate the need for a site visit. The site has been previously been visited and the relationship to the neighbouring site assessed. The proposed works predominantly relate to replacement windows without significant departure from the existing relationship to neighbouring housing. The absence of a site visit in these circumstances is appropriate.

Standard consultations:
Printed: 22 February 2021 Expired: 15 March 2021

Neighbour notifications
Printed: 22 February 2021 Expired: 15 March 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

This planning application relates to a long established residential care home for the elderly situated at the junction of Plymouth Grove and Plymouth Grove West. The area to the north and east of the site is predominantly residential with two schools located to the south. The application site predominantly comprises of red brick building with grey tiled mansard roofs. Although the site has been extensively developed it maintains and open setting through its landscaped gardens and car parking areas. The site is screened from the street by a boundary treatment comprising walls, fencing, trees and hedges.









Fig. 1 (above) – Typical views of existing elevations.

Description of development

The building was the subject of the following implementation planning permission:

120559/FO/2018 - Proposed demolition of existing north western wing, and proposed erection of a 3 storey replacement wing to provide improved care home accommodation (Use Class C2) with associated environmental improvement works, including the formation of 3 new car parking spaces and reconfiguration of hard and soft landscaping

Approved: 10 December 2018

The building has been subject of a series of planning permissions relating to extensive window replacement involving brown frames with incidental matching cladding and brickwork where window opening had been made smaller. The proposal would be a further phase of these works and predominantly involves the replacement of the following apertures with some amendments to the openings where necessary.

i. Ground floor casement windows and French style patio doors;
ii. First floor cantilevered bay windows and French style doors;
iii Casement windows in the Mansard Roof
iv. Rooflights.

The development would replace existing timber glazed units with new aluminium windows systems to 'Secured by Design' specifications. Similarly, existing timber rooflights would be replace with new aluminium systems with powder coated aluminium exterior casings.

The development involves the installation of windows and doors to the following elevations:

i. Elevation 1 (South – East)

20 x windows
1 x single door
4 x double doors
1 x staircase case window

First floor – 1 double door

ii. Elevation 2 (North – East)

5 x windows
5 x single doors
7 x double doors
1 x staircase case window

iii. Elevation 3 (North-West)

7 x windows
2 x single doors
3 x double doors

First floor – 4 x rooflights

iv. Elevation 4 (South-West)

17 x windows
2 x single doors
1 x double doors
1 x rooflight
1 x staircase case window

iv. Elevation 5 (South-East)

2 x windows (ground and first floor)
4 x rooflights

iv. Elevation 6 (North-East)

Ground floor – 1 x double door and 3 x floor to ceiling windows
First floor – 5 x windows

v. Elevation 7 (North-East)

7 x windows
1 x single door
2 x double doors

v. Elevation 8 (North-East)

11 x windows
1 x single door
1 x double door

The previously approved materials would be applied, i.e., aluminium framed windows and doors and frames to secured by design standards with a brown (RAL8011) powder coated external finish. Internally, a powder coated white finish is proposed. The external finish to rooflights would have a grey (RAL 7043) finish.

Consultations & Notification Responses

Local residents – One email has been received expressing concern regarding the potential for overlooking from replacement windows. An email explaining the detail of the application was sent to the residential explaining the details of the proposals and advising that the nearest works would related to replacement windows within existing openings. No further adverse comments were received.

Highways Services - No objections regarding the proposed replacement of existing doors and windows. The development would not impact upon pedestrian / vehicular access, parking, circulation or the external highway network.

GM Police Design for Security – Recommend that new doors and windows meet ‘Secured by Design’ standards.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system `only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through `which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Framework has been related to the proposed development, with given to the following:

i. 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 91). These considerations have been related to the layout and design of the proposed development and the incorporation of measures to address issues of security and potential opportunities for criminal and anti-social behaviour. It is considered that the proposed works would improve the quality of the residential accommodation and its security. On this basis, it is considered that the development is satisfactorily related to Chapter 8;

ii. 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 124). It is considered that development would improve the appearance of the building to the benefit of the visual amenities of the area thereby responding positively to Chapter 12;

vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change - States that new development should be planned for in ways that reduce greenhouse gas emissions, such as through its location, orientation and design (paragraph 150). It is considered that the design of the new windows would improve energy efficiency thereby according with chapter 14.

Planning Practice Guidance (PPG) - 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 - The PPG reasserts that local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application;
ii. Design - Good quality design is an integral part of sustainable development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

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) - Policy SP1 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;

It is considered that the proposed development would contribute positively to sustained occupation of a well-managed residential home, which would be beneficial to the quality of the living environment experienced by existing and future residents. The design of the windows would also improve the energy performance of the building. Policy SP1 would therefore be positively responded to.

Policy EN1 (Design Principles and Strategic Character Areas) - Policy EN 1 states that opportunities for good design to enhance the overall appearance of the development and its relationship to the character and context of the surrounding area. In this case, it is considered that the proposed design of the windows would improve the appearance of the building and its relationship of the surrounding area thereby securing compliance with policy EN1.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) and policy EN 8 (Adaptation to Climate Change) - It is considered that the design of the proposed windows would help to reduce carbon emissions, improve energy performance and thereby respond positively to policies EN4 and EN8.

Policy DM1 (Development Management) - Policy DM1 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. Relevant considerations in this case are:

a. Appropriate siting, layout, scale, form, massing, materials and detail;
b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
e. Community safety and crime prevention;
f. Design for health;

Policy DM1 points a - f (inclusive) have been related to the assessment of the proposals regarding its potential impact on residential amenity and the contextual relationship to the surrounding built environment. The development would improve the security of the building and reduce noise disturbance. It is considered that, for the reasons set out in this report, the above points have been responded to satisfactorily.

Unitary Development Plan saved policies -The following saved policy is relevant:

Policy DC26 (Development and noise) - The following elements of policy DC26 are relevant:

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 neighbouring roads and schools. It is considered that the proposed windows will improve noise insulation to the benefit of residential amenity and thereby secure compliance will policy DC26.

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.

In this case, 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. The submitted planning application was submitted with sufficient information to allow its positive determination without further negotiation.

Principle – The development has been related to the composition of the existing building and the previously approved materials. The relationship to neighbouring houses would be maintained. The development is therefore considered to be acceptable.

Design - The principle of the design of the proposed windows and cladding has been established through previous phases of window replacement. It is considered that the introduction of brown frames and cladding has uplifted the façade of the building and a condition has been recommended to ensure that appropriate materials are used. It is considered that the arrangement of windows, including the introduction of narrow windows to bathrooms has been satisfactorily related to the composition of the elevations.

Residential amenity – The windows that are to be replaced in closest proximity to neighbouring houses are located in the north-west elevation (Elevation 03). For the most part the new windows would replace the existing windows in their current position. The exception would be in relation to the first floor windows on the right hand side of the building where two single windows would be replaced by one larger window with 3 sections. It is noted that the majority of the the replacement windows would be located at ground floor elevations with upper floor windows being approved in previously approved phases (of window replacement). It is not considered that the development would affect the relationship of windows to neighbouring housing.

It is considered that the proposed works will facilitate improvements to the overall quality of accommodation, to the benefit of the residents of the home. Externally, the proposal would improve the appearance of the building, which again improves the quality of the built environment when viewed from within and outside the application site. The existing use generates noise and the enhanced quality of window design would improve noise attenuation from the surrounding area to the benefit of residential amenity.

Security - It is the case that the development site has a 24 hour presence on the site, which adequately secures it. The design and access statement confirms that the windows would meet secured by design standards in response to GM Police comments.

Conclusion - It is considered that the proposed development would uplift the appearance of the building in a coherent manner to the benefit of the residential and visual amenities of the area.

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 polices 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. The submitted planning application was submitted with sufficient information to allow its positive determination without further negotiation.

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 17 February 2021:

Planning application forms received 2 January 2019;
742 Design & Access Statement 1.0 Site Address St. Joseph's Home 52 Plymouth Grove West Manchester, M13 0AR by Daniel Hurd dated 9th January 2021 (Phase 6)
Site location plan contractor access (with red edge) Ref: 642/ 01 (Phase 6)
Existing Elevations Sheet 1 Ref: 742 /1050 (Phase 6)
Existing Elevations Sheet 2 Ref: 742 / 1051 (Phase 6)
Proposed Elevations Sheet 1 742/1052 (Phase 6)
Proposed Elevations Sheet 2 742/1053 (Phase 6)
Proposed External window and door schedule Ref: 742/1054 (Phase 6).

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

3) The development hereby approved shall be fully implemented in accordance with the materials and specifications as set out in the document referenced: 742 Design & Access Statement Section 5.0 Design Proposal and by Daniel Hurd dated 9 January 2021 and drawing ref: Proposed External window and door schedule Ref: 742/ 779 received 21 December 2018. (Phase 6), including confirmation that external windows, doors and related frames will incorporate a brown (RAL8011) powder coated finish (30 % Gloss finish) to external elevations and rooflight frames will incorporate a grey (RAL 7043) powder coated finish. The implemented details shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) Any windows relating to bathrooms, shower rooms and WCs as shown drawings ref: Proposed Elevations Sheet 1 742/1052 (Phase 6) and Proposed Elevations Sheet 2 742/1053 (Phase 6) shall be obscurely 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.

Informative

1) It is recommended that replacement doors and windows, including related fittings, should meet ‘Secured by Design’ standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Flat 21, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
4 Winterford Avenue, Manchester, M13 9BA
6 Camrose Walk, Manchester, M13 9AZ
8 Ivybridge Close, Manchester, M13 9AS
4 Basildon Road, Manchester, M13 9AR
2 Basildon Road, Manchester, M13 9AR
18 Basildon Road, Manchester, M13 9AR
10 Plymouth Grove West, Manchester, M13 0AG
Flat 15, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 10, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 9, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 7, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 3, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 24, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
6 Ivybridge Close, Manchester, M13 9AS
Flat 7, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 19, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS

Flat 10, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
7 Walcott Close, Manchester, M13 9AP
169 Plymouth Grove, Manchester, M13 9HX
4 Frobisher Close, Manchester, M13 9AG
14 Basildon Road, Manchester, M13 9AR
8 Plymouth Grove West, Manchester, M13 0AG
Flat 14, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 4, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 8, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 25, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 14, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
7 Frobisher Close, Manchester, M13 9AG
Flat 23, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 13, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 12, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
2 Walcott Close, Manchester, M13 9AP
18 Winterford Avenue, Manchester, M13 9BA
8 Winterford Avenue, Manchester, M13 9BA
167 Plymouth Grove, Manchester, M13 9HX
5 Frobisher Close, Manchester, M13 9AG
7 Ivybridge Close, Manchester, M13 9AS
20 Ivybridge Close, Manchester, M13 9AS
16 Ivybridge Close, Manchester, M13 9AS
12 Basildon Road, Manchester, M13 9AR
6 Walcott Close, Manchester, M13 9AP
12 Plymouth Grove West, Manchester, M13 0AG
Flat 13, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 11, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 3, 222 - 228 Plymouth Grove, Manchester, M13 0AS
222 - 228 Plymouth Grove, Manchester, M13 0AS
First Floor Flat, 230 Plymouth Grove, Manchester, M13 0AS
Flat 5, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 26, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 2, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 9, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 17, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 15, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
20 Basildon Road, Manchester, M13 9AR
18 Walcott Close, Manchester, M13 9AP
14 Plymouth Grove West, Manchester, M13 0AG
Flat 12, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 8, 222 - 228 Plymouth Grove, Manchester, M13 0AS
230 Plymouth Grove, Manchester, M13 0AS
Flat 11, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 27, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 18, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 4, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 20, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 16, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 1, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
13 Frobisher Close, Manchester, M13 9AG
6 Frobisher Close, Manchester, M13 9AG
171 Plymouth Grove, Manchester, M13 9HX
1 Frobisher Close, Manchester, M13 9AG

12 Frobisher Close, Manchester, M13 9AG
14 Walcott Close, Manchester, M13 9AP
12 Ivybridge Close, Manchester, M13 9AS
3 Ivybridge Close, Manchester, M13 9AS
18 Ivybridge Close, Manchester, M13 9AS
Flat 5, 222 - 228 Plymouth Grove, Manchester, M13 0AS
5 Walcott Close, Manchester, M13 9AP
4 Camrose Walk, Manchester, M13 9AZ
10 Frobisher Close, Manchester, M13 9AG
10 Ivybridge Close, Manchester, M13 9AS
19 Walcott Close, Manchester, M13 9AP
12 Walcott Close, Manchester, M13 9AP
9 Walcott Close, Manchester, M13 9AP
15 Walcott Close, Manchester, M13 9AP
13 Walcott Close, Manchester, M13 9AP
163 Plymouth Grove, Manchester, M13 9HX
165 Plymouth Grove, Manchester, M13 9HX
3 Camrose Walk, Manchester, M13 9AZ
2 Frobisher Close, Manchester, M13 9AG
11 Frobisher Close, Manchester, M13 9AG
8 Walcott Close, Manchester, M13 9AP
17 Walcott Close, Manchester, M13 9AP
4 Walcott Close, Manchester, M13 9AP
20 Winterford Avenue, Manchester, M13 9BA
14 Winterford Avenue, Manchester, M13 9BA
6 Winterford Avenue, Manchester, M13 9BA
8 Frobisher Close, Manchester, M13 9AG
3 Frobisher Close, Manchester, M13 9AG
9 Ivybridge Close, Manchester, M13 9AS
24 Basildon Road, Manchester, M13 9AR
16 Basildon Road, Manchester, M13 9AR
10 Walcott Close, Manchester, M13 9AP
3 Walcott Close, Manchester, M13 9AP
1 Walcott Close, Manchester, M13 9AP
16 Winterford Avenue, Manchester, M13 9BA
1 Camrose Walk, Manchester, M13 9AZ
4 Ivybridge Close, Manchester, M13 9AS
1 Ivybridge Close, Manchester, M13 9AS
10 Winterford Avenue, Manchester, M13 9BA
22 Basildon Road, Manchester, M13 9AR
10 Basildon Road, Manchester, M13 9AR
11 Walcott Close, Manchester, M13 9AP
5 Camrose Walk, Manchester, M13 9AZ
9 Frobisher Close, Manchester, M13 9AG
5 Ivybridge Close, Manchester, M13 9AS
14 Ivybridge Close, Manchester, M13 9AS
6 Basildon Road, Manchester, M13 9AR
16 Walcott Close, Manchester, M13 9AP
Bridgelea Primary School, 1 Plymouth Grove West, Manchester, M13 0AQ
6 Plymouth Grove West, Manchester, M13 0AG
Flat 1, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 2, 222 - 228 Plymouth Grove, Manchester, M13 0AS
12 Winterford Avenue, Manchester, M13 9BA
2 Ivybridge Close, Manchester, M13 9AS

4 Plymouth Grove West, Manchester, M13 0AG
Flat 6, 222 - 228 Plymouth Grove, Manchester, M13 0AS
Flat 6, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
Flat 22, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS
2 Camrose Walk, Manchester, M13 9AZ
8 Basildon Road, Manchester, M13 9AR
Flat 28, Plymouth Village, 208 Plymouth Grove, Manchester, M13 0AS

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2