

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128954/FO/2020

Date registered valid: 8 January 2021

Proposal: Refurbishment and replacement of windows and external doors.

Address: Brookway Court, 30 Bideford Drive, Manchester, M23 0GL

Ward(s): Baguley Ward

Applicant: Mrs Victoria Finn, Wythenshawe Community Housing Group,
Greenwood Road, Manchester, M22 9HD

Agent (if any): Mr Kevin Taylorson, Arcus Consulting LLP, Corner House, 177 Cross
Street, Manchester, M33 7JQ

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

Recommendation: Approve

Date of recommendation: 4 March 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 January 2021 Expired: 3 February 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 Bideford Court, a multi-storey tower block located in the Baguley ward of Manchester. The tower block is 16 storeys high with plant to the roof top level. It is accessed by pedestrians off Bideford Drive and Yarwood Avenue, the parking surrounds the building on street with layby parking provision. There are small softscape grassed areas within the curtilage of the site, and the boundary around the block comprises of railing and weldmesh fencing.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area surrounding the application site is residential in nature. To the northern side of Bideford Road is a smaller high- rise flat development identified as Moorcot Court, and to the north, east and west of Bideford Court are residential properties. To the rear (south) is a retail block comprising of a post office and convenience store, and a community centre to the south east. 52 metres far north of Bideford Court lies Wythenshawe Park. However, Wythenshawe Hall is not within the direct sight lines.

Description of development

The submitted application proposes the replacement of existing windows and doors to each of the floors, and the replacement of the existing Spandrel Panels to the windows. The facade of the apartment block comprises of a red brown brick over the residential floors with white UPVC windows, and mid green coloured panels below and around the windows. The access points and service areas to the foot of the building are in a blue engineering brick. The development is greatly in need of a facelift, which is proposed by this application currently under consideration. The windows will be in a grey UPVC (RAL 7016) with the Spandrel panels being a combination of RAL 7035, 7040, 7046 and 9003 (tones of Grey). The Spandrel panels that form the enclosed balcony areas are proposed in RAL 4011 (Lilac).

The existing boundary treatments will be repainted in a black finish.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

POLICIES

UNITARY DEVELOPMENT PLAN SAVED POLICIES

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

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:

- o 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;
- o 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
- o 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.

Chapter 16 - Conserving and enhancing the historic environment

Paragraph 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

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 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.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

Policy EN1 'Design principles and strategic character areas' states that all development in Manchester will be expected to follow the seven principles of urban design. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Proposals for new development must clearly detail how the proposed development addresses the design principle, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategic objectives.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. 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. Part 1 of

the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

ISSUES

Amenity

The submitted application proposes the refurbishment of the tower block, it proposes the replacement of windows and doors and the panels to the window details being replaced with new Spandrel Panels. The enclosed balcony areas will also receive a facelift with the installation of new Spandrel panels.

The existing tower blocks consist of brick with white UPVC windows and green window panelling, the existing elevations now appear to look old and run down and make the overall aesthetics of the tower blocks look dated.

The proposed works consist of replacing all the UPVC windows with new grey coloured UPVC frames and the balcony enclosures with new Spandrel panelling. The external elevational alterations will improve the overall aesthetics of the existing tower blocks through the introduction of an upgraded modern, sustainable and refreshed appearance. This will have a positive impact upon both residential and visual amenity in terms of a much improved sustainably thermal efficient building, The upgrade to the block will provide new cavity barrier to end of party walls and pack ends of walls with mineral wool and finish internally with plasterboard. Externally it will result in a much more attractive building in terms of its aesthetics. It will relate better to the newer housing developments constructed within the area, and, whilst there is no direct relationship that would constitute a detrimental impact upon the setting of either Wythenshawe Park or Wythenshawe Hall, the apartment block does form part of the wider context of both, and contributes to the views into and out of the Listed park.

Design

The existing window fenestration will remain the same in terms of location, size and dimension with the addition of the use of new materials. However, with the clever use of a primarily neutral palette it has updated the design. By picking out one feature colour (Lilac) it will also be relatively easy to update the look of the block going forward. The external design and appearance of the proposed development would have a positive impact upon visual amenity of the apartment block itself and its overall appearance within the context of the area within which it is located.

Materials

A relevant materials condition shall be applied to the approval requesting samples of the Spandrel panels and windows, to enable further assessment of the colour pallet proposed, in the interests of visual amenity and overall appearance of the tower block.

Fire Safety

informative will also be applied to the approval in relation to the materials to ensure they meet the guidance contained in the Building Regulations for fire safety.

On the basis of the above, the proposal is considered acceptable in accordance with policies SP1, DM1 and EN3 of the Manchester Core Strategy, and with the relevant sections within the NPPF.

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 to resolve any problems arising in relation to dealing with the planning application.

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

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:

Proposed Floor Plans- 005A-Ground Floor, 006A- First Floor, 007A- Second Floor, 008A- Third Floor, 009A- Fourth Floor, 010A- Fifth Floor,
011A- Sixth Floor, 013A- Eighth Floor, 014A- Ninth Floor, 015A-Tenth Floor, 016A- Eleventh Floor, 017A-Twelfth Floor, 018A- Thirteenth Floor, 019A- Fourteenth Floor, 020A- Fifteenth Floor, 021A- Sixteenth Floor, 022- Roof Plan.

Proposed Elevations- 023A, 024A, 025, 026.

Door Schedule- 027

Detailing Plan- 028

030- Existing Ground Floor Plan

031- Existing Floor Plans First Floor - Fourteenth Floor

032- Fifteenth Floor

033- Sixteenth Floor

034- Existing Elevations

035- Existing Elevations
All received 21st December 2020

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

3) Notwithstanding the submitted detail for the Spandrel Window panels RAL 4001, the areas comprising of this colour shall not be installed until samples and specifications of said panels have been submitted to and approved in writing by the City Council as local planning authority.

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

4) The materials for the elevational alterations hereby approved, shall be implemented in accordance with the Proposed Elevations drawings Ref: 023A, 024A, 025 and 026 received on the 21st December 2020.

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

Informatives

1) Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

23 Yarwood Avenue, Manchester, M23 0QD
25 Yarwood Avenue, Manchester, M23 0QD
The Bideford Centre, Bideford Drive, Manchester, M23 0QN
32 Bideford Drive, Manchester, M23 0QN
47A Bideford Drive, Manchester, M23 0QH
Flat 24, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 21, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
15 Yarwood Avenue, Manchester, M23 0QD
7 Yarwood Avenue, Manchester, M23 0QD
Flat 62, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 4, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 37, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
46 Bideford Drive, Manchester, M23 0QN
Flat 31, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 28, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 17, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 14, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 13, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
17 Yarwood Avenue, Manchester, M23 0QD
Flat 70, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 93, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL

Flat 80, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 76, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 6, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 58, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 53, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 5, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 42, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 33, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
45E Bideford Drive, Manchester, M23 0QH
Flat 30, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 9, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 79, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 77, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 61, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 57, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 34, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 25, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 12, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 64, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 5, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 40, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 34, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 18, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 90, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 78, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 71, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 7, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 67, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 62, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 45, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 36, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
40 Bideford Drive, Manchester, M23 0QN
45A Bideford Drive, Manchester, M23 0QH
Flat 3, 2 Yarwood Avenue, Manchester, M23 0QD
Flat 29, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
27 Yarwood Avenue, Manchester, M23 0QD
1 Yarwood Avenue, Manchester, M23 0QD
Flat 29, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 83, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 72, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
56 Bideford Drive, Manchester, M23 0QN
Flat 22, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
3 Yarwood Avenue, Manchester, M23 0QD
16 Bideford Drive, Manchester, M23 0QB
Flat 6, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 54, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 39, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 36, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 28, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 25, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 24, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 2, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 12, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 10, Moorcot Court, Bideford Drive, Manchester, M23 0QW

Flat 91, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 84, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 69, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 55, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 38, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
47B Bideford Drive, Manchester, M23 0QH
45D Bideford Drive, Manchester, M23 0QH
47D Bideford Drive, Manchester, M23 0QH
Moorcot Court, Bideford Drive, Manchester, M23 0QW
45B Bideford Drive, Manchester, M23 0QH
47C Bideford Drive, Manchester, M23 0QH
45C Bideford Drive, Manchester, M23 0QH
47 Bideford Drive, Manchester, M23 0QH
Flat 1, 2 Yarwood Avenue, Manchester, M23 0QD
Flat 4, 2 Yarwood Avenue, Manchester, M23 0QD
Flat 2, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 32, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 26, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
62 Bideford Drive, Manchester, M23 0QN
Flat 2, 2 Yarwood Avenue, Manchester, M23 0QD
21 Yarwood Avenue, Manchester, M23 0QD
Flat 65, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 56, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 53, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 51, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 47, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 44, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 42, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 33, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 30, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 1, Moorcot Court, Bideford Drive, Manchester, M23 0QW
38 Bideford Drive, Manchester, M23 0QN
Flat 94, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 88, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 43, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 18, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 15, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 10, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
9 Yarwood Avenue, Manchester, M23 0QD
20 Bideford Drive, Manchester, M23 0QB
Flat 57, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 43, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 31, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 26, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 15, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 13, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 46, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 40, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
42 Bideford Drive, Manchester, M23 0QN
18 Bideford Drive, Manchester, M23 0QB
Flat 60, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 38, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 14, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 23, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL

Flat 20, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 19, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 16, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 1, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
60 Bideford Drive, Manchester, M23 0QN
28 Bideford Drive, Manchester, M23 0QB
26 Bideford Drive, Manchester, M23 0QB
10 Bideford Drive, Manchester, M23 0QB
Flat 67, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 55, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 46, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 37, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 22, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 17, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 47, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
58 Bideford Drive, Manchester, M23 0QN
54 Bideford Drive, Manchester, M23 0QN
36 Bideford Drive, Manchester, M23 0QN
Flat 68, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 49, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 35, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 81, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 70, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 66, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 63, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 3, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 11, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
19 Yarwood Avenue, Manchester, M23 0QD
Flat 41, Moorcot Court, Bideford Drive, Manchester, M23 0QW
5 Yarwood Avenue, Manchester, M23 0QD
Flat 61, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 50, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 32, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 20, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 19, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 75, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 64, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 60, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 44, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 35, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
48 Bideford Drive, Manchester, M23 0QN
44 Bideford Drive, Manchester, M23 0QN
24 Bideford Drive, Manchester, M23 0QB
Flat 63, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 58, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 16, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 11, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 86, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 74, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 39, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
50 Bideford Drive, Manchester, M23 0QN
13 Yarwood Avenue, Manchester, M23 0QD
12 Bideford Drive, Manchester, M23 0QB
Flat 8, Moorcot Court, Bideford Drive, Manchester, M23 0QW

Flat 69, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 66, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 59, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 48, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 3, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 21, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 89, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 87, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 85, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 82, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 65, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 56, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 54, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 51, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 50, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 49, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 48, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 7, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 92, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 68, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 59, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 41, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 9, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 27, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 52, Moorcot Court, Bideford Drive, Manchester, M23 0QW
11 Yarwood Avenue, Manchester, M23 0QD
22 Bideford Drive, Manchester, M23 0QB
14 Bideford Drive, Manchester, M23 0QB
Flat 45, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 27, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 23, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 8, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 73, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 52, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
Flat 4, Brookway Court, 30 Bideford Drive, Manchester, M23 0GL
52 Bideford Drive, Manchester, M23 0QN

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
Area Team Boundary - Name: SOUTH