

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128005/FO/2020
Date registered valid:	1 October 2020
Proposal:	Replacement of all timber framed single glazed windows with double glazed UPVC windows. Replacement of existing timber security doors with new composite doors.
Address:	2 - 128 Hadfield Close, Manchester, M14 5LY
Ward(s):	Rusholme Ward
Applicant:	Robert Pritchard, Realty Management Discovery House, Crossley Road, Stockport, SK4 5BH
Agent (if any):	Luke Mckevitt, JYM Partnership LLP, 28 Sceptre Way, Bamber Bridge, PR5 6AW
Case officer:	Linda Marciniak Tel: 0161 234 4636 Email: linda.marciniak@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	24 November 2020



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: None during Covid-19

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 October 2020 Expired: 28 October 2020

Site notice

Posted: 12 October 2020 Expired: 2 November 2020

Press advert

Published: 13 October 2020 Expired: 3 November 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to 4no. modern 4-storey apartment blocks running north to south and covering 3500sqm on the eastern side of Hadfield Close. This is at the junction of Kent Road West and Conyngham Road in the Victoria Park conservation area.

The northern and southernmost blocks at either end of the row (2-32 and 98-128) are of red/orange brick elevations with green painted 2 or 4-light top-hung timber casement windows and include decorative arched windows at fourth floor and a central arched doorway at ground floor with fan lights above.

The second block from the south (34-64) is composed of light buff brick with the same windows as above whilst the third block from the south (66-96) is rendered white and has white painted 8-pane Georgian type top and side hung timber casement windows with contrasting feature mouldings around and narrower arched doors with fan lights above.

The apartments are fronted by a strip of landscaping and car parking to each block. The same window and door arrangements extend to the side and rear, the latter fronting onto Conyngham Road, a narrow densely tree-lined street facing Canterbury Court student residence.

Listed building: Not applicable

Conservation area: Victoria Park Conservation Area 1972

Tree Preservation Order: Not applicable

Description of area

The site lies within a modern development of similarly scaled apartments which drop down to 3 storeys along Schuster Road to the west. Kent Road West and Denison Road to the north are residential comprising traditional 2-storey inter-war garden-fronted dwellings whilst there are

pockets of 3-4 storey detached or terraced Victorian villas within a mature landscaped setting to the north and east.

The Rusholme District Centre is 510 metres to the west, 556 metres to Platt Fields Park to the south-west and 640 metres to the hospitals and Manchester University to the north.

The nearest listed buildings closest to the site are St Anselm Hall (Grade II) and Denison House (Grade II) which are each 0.25 miles away to the east and west. It is noted that neither of these buildings are visible from the application site due to their distance and the high treeline which obstructs views of the properties from street level.

Description of development

Replacement of all timber framed single glazed windows with double glazed UPVC windows.
Replacement of existing timber security doors with new composite doors.

Consultations & Notification Responses

Neighbour notifications: 2 comments:

1. I couldn't get it [...] because our windows are actually double glazed.
2. As a resident living in one of the affected apartments, I am in support of the proposed changes as long as the style of windows remains the same as this was a selling point of the property.

Issues

The National Planning Policy Framework (NPPF)

The NPPF was revised and published in February 2019 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Chapter 16 – Historic Environment

Chapter 16 of the NPPF concerns the historic environment. Paragraph 193 advises that great weight should be given to the conservation of designated heritage assets, including Conservation Areas, and that any harm that would result from proposed development should be balanced against the public benefits that would arise. For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

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 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:-

- 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 (Adopted 1995)

The following saved policy is material to the application:

DC18.1 Conservation Areas

Issues

The proposal will not have an impact on residential amenity, however, the impacts on visual amenity are relevant to this application, including the impacts within the conservation area.

Visual Amenity

The visual impact of the new replacements will be positive. The windows and doors are in a poor state of repair with most being the timber frames originating with the buildings which are now over 20 years old and showing signs of rot.

The proposed works to the windows of the apartment blocks includes the removal of all timber framed single glazed windows and replacement with double glazed uPVC windows. All windows would have their style replicated like for like which would include for all arched windows, casement windows with varied styles of openers and fan light windows above doors.

The application states that the proposed window replacements have been discussed with a manufacturer who has confirmed that they can manufacture uPVC windows to match the existing style and profile of all windows to each of the four blocks. The finish of the windows has also been discussed and colours can be found to match as existing. This will be of benefit to the visual appearance of the four blocks whilst also whilst improving sound and thermal efficiency to the benefit of residents' amenity and comfort levels.

The proposed works to the doors includes for the removal of existing security doors with timber finishes to external entrances to all the blocks and replacement with new composite doors. The style of the proposed doors is proposed to be similar to the existing with a timber finish and colour to match the property.

The existing doors are of simple design with four panel security doors with glass ranging from fan lights above the doors to panels at either side. These would be retained throughout. The application is accompanied by a Technical data sheet which shows that the proposed door designs will be the Bowes, Balmoral and Alnwick solid designs which combine aesthetics and security with a solid timber appearance.

Impact on conservation area

Assessment of application affecting heritage assets rests on the impact on one of four values, the most relevant in this case being aesthetic, and on preserving and enhancing those assets.

Historic England state that “aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

The aesthetic value of the properties lies within their design. The properties are all constructed with traditional features such as pointed gable arches, bay windows, fan lights above doors and traditional window designs. The proposed works would not contribute to any loss in this area as all replacements are to be designed to match existing in exact style and colour.

As the proposals for window replacements are design and style wise like for like, there is no negative impact that would come from replacement as there would be no loss of aesthetic value to the properties.

As the proposals for door replacements are also very similar in design, style and finish, there is also no negative impact that would come from replacement as there would be no loss of aesthetic value to the properties.

As the apartment blocks are large structures and visible from within Kent Road West, Denison Road and Conyngham Road, a justification for the use of uPVC materials is appropriate.

Although the material choice is uPVC and the building is in a conservation area, there are a number of factors which justify the use of this material in this case. These are;

1. Whilst it is in the conservation area, the building is a late C20 addition which is not a designated or non-designated heritage asset. Had the building been a traditional Victorian building or similar, the use of uPVC would have been strongly resisted because the result would be historically inaccurate, aesthetically inappropriate, would detract from the character and authenticity of a traditional building and be unsympathetic to the Victorian palette of materials. A uPVC material that replicates the timber elements is otherwise an acceptable exception on a modern building of this age and construction.

2. The proposed replacements are like-for-like in appearance; the final finish will not be distinctly visually dissimilar to the original, hence the overall impact on the appearance of the building will be minimal. A condition for materials to match is appended to secure the finish.

3. The proposed materials have greater durability with fewer opportunities for deterioration. This will ensure that the buildings appear well-maintained for a longer period, to the benefit of the conservation area, as well as the buildings' occupiers who support the proposal.

Listed Buildings

The nearest Listed buildings are set out above, 0.25 miles away to the east and west which are sufficiently remote from the site and with dense tree cover between, for their setting to be impacted by the proposal.

For all of the above reasons, the proposals are considered acceptable in accordance with saved UDP policy DC18.1, Core Strategy policies EN3, DM1 and SP1 and to Chapter 16 of the NPPF (2018).

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

The local planning authority in making its decision has had due regard to Chapter 16 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The application is considered to be acceptable with the recommended conditions attached at the end of this report and has been determined in a timely manner.

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:

The application form, location plan (01) and the drawing: Proposed Works (02), Heritage Statement (Ref: V1 (LM/LM/1904/13) prepared by JYM Partnership and the Safeguard Composite Doors Data Sheet, all received by the City Council as Local Planning Authority on the 15 September 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. The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Application Form.

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 policy DM1 of the adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

23 Denison Road, Manchester, M14 5PB
Flat 16 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
33 Denison Road, Manchester, M14 5LZ
Room A20 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A19 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
9 Conyngham Road, Manchester, M14 5DX
Flat 2, 9 Conyngham Road, Manchester, M14 5DX
14 Conyngham Road, Manchester, M14 5SA
31 Denison Road, Manchester, M14 5LZ
Flat 5, 9 Conyngham Road, Manchester, M14 5DX
Flat 3, 9 Conyngham Road, Manchester, M14 5DX
Flat 4, 9 Conyngham Road, Manchester, M14 5DX
Flat 1, 9 Conyngham Road, Manchester, M14 5DX
76 Conyngham Road, Manchester, M14 5EA
64 Kent Road West, Manchester, M14 5HG
Room A14 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A05 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A04 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C10 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B10 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A40 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C40 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C34 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C27 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C26 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B40 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B39 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B35 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B34 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B27 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B22 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B21 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 6, 23 Denison Road, Manchester, M14 5PB
Rooms A30 And A31 Flat 9, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 8 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 7 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
106 Hadfield Close, Manchester, M14 5LY
100 Hadfield Close, Manchester, M14 5LY
58 Hadfield Close, Manchester, M14 5LY
126 Hadfield Close, Manchester, M14 5LY
114 Hadfield Close, Manchester, M14 5LY
74 Hadfield Close, Manchester, M14 5LY
18 Hadfield Close, Manchester, M14 5LY
Room C14 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B03 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A39 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A34 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A25 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A22 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C32 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B28 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX

Room C05 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C04 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A32 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 11 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 5 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 3 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
72 Hadfield Close, Manchester, M14 5LY
24 Hadfield Close, Manchester, M14 5LY
124 Hadfield Close, Manchester, M14 5LY
118 Hadfield Close, Manchester, M14 5LY
110 Hadfield Close, Manchester, M14 5LY
108 Hadfield Close, Manchester, M14 5LY
96 Hadfield Close, Manchester, M14 5LY
82 Hadfield Close, Manchester, M14 5LY
80 Hadfield Close, Manchester, M14 5LY
32 Hadfield Close, Manchester, M14 5LY
22 Hadfield Close, Manchester, M14 5LY
14 Hadfield Close, Manchester, M14 5LY
12 Hadfield Close, Manchester, M14 5LY
Room A18 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A17 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A13 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A07 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A02 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A29 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C13 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B04 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A36 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A28 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A23 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C39 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C38 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C25 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C24 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B38 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B33 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B26 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C02 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B20 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B01 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C21 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 11, 23 Denison Road, Manchester, M14 5PB
Flat 7, 23 Denison Road, Manchester, M14 5PB
Flat 5, 23 Denison Road, Manchester, M14 5PB
Flat 1 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
90 Hadfield Close, Manchester, M14 5LY
78 Hadfield Close, Manchester, M14 5LY
128 Hadfield Close, Manchester, M14 5LY
120 Hadfield Close, Manchester, M14 5LY
56 Hadfield Close, Manchester, M14 5LY
20 Hadfield Close, Manchester, M14 5LY
10 Hadfield Close, Manchester, M14 5LY
Room C19 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C17 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX

Room C16 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C12 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B08 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B05 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C37 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C35 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C33 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C30 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B25 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C08 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A21 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C01 Flat 15, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
64 Hadfield Close, Manchester, M14 5LY
104 Hadfield Close, Manchester, M14 5LY
50 Hadfield Close, Manchester, M14 5LY
46 Hadfield Close, Manchester, M14 5LY
40 Hadfield Close, Manchester, M14 5LY
28 Hadfield Close, Manchester, M14 5LY
Room B13 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
1 Hadfield Close, Manchester, M14 5LY
Room A08 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C20 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B09 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B06 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B02 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C29 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B30 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B29 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B23 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B15 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A11 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A01 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
11 Hadfield Close, Manchester, M14 5LY
Flat 2 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
52 Hadfield Close, Manchester, M14 5LY
44 Hadfield Close, Manchester, M14 5LY
122 Hadfield Close, Manchester, M14 5LY
102 Hadfield Close, Manchester, M14 5LY
86 Hadfield Close, Manchester, M14 5LY
70 Hadfield Close, Manchester, M14 5LY
62 Hadfield Close, Manchester, M14 5LY
54 Hadfield Close, Manchester, M14 5LY
26 Hadfield Close, Manchester, M14 5LY
4 Hadfield Close, Manchester, M14 5LY
Room A12 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C18 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A09 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A06 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A03 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B12 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A37 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A27 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A26 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C36 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX

Room C23 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C07 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B19 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B18 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B16 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C31 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C01 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B11 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
15 Hadfield Close, Manchester, M14 5LY
Flat 10, 23 Denison Road, Manchester, M14 5PB
Flat 2, 23 Denison Road, Manchester, M14 5PB
112 Hadfield Close, Manchester, M14 5LY
84 Hadfield Close, Manchester, M14 5LY
66 Hadfield Close, Manchester, M14 5LY
116 Hadfield Close, Manchester, M14 5LY
94 Hadfield Close, Manchester, M14 5LY
76 Hadfield Close, Manchester, M14 5LY
98 Hadfield Close, Manchester, M14 5LY
6 Hadfield Close, Manchester, M14 5LY
Room A15 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B07 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A33 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A24 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B37 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B36 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B32 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B24 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C03 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C11 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B31 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
3 Hadfield Close, Manchester, M14 5LY
Flat 9, 23 Denison Road, Manchester, M14 5PB
Flat 4, 23 Denison Road, Manchester, M14 5PB
Flat 13 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A01 Flat 12, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 10 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B01 Flat 4, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
30 Hadfield Close, Manchester, M14 5LY
68 Hadfield Close, Manchester, M14 5LY
Room A16 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
60 Hadfield Close, Manchester, M14 5LY
48 Hadfield Close, Manchester, M14 5LY
16 Hadfield Close, Manchester, M14 5LY
Room A10 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C15 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C09 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A38 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A35 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A30 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C28 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B17 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B14 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C06 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C22 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX

5 Hadfield Close, Manchester, M14 5LY
Flat 8, 23 Denison Road, Manchester, M14 5PB
Flat 3, 23 Denison Road, Manchester, M14 5PB
Flat 1, 23 Denison Road, Manchester, M14 5PB
Flat 14 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 6 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
38 Hadfield Close, Manchester, M14 5LY
92 Hadfield Close, Manchester, M14 5LY
88 Hadfield Close, Manchester, M14 5LY
42 Hadfield Close, Manchester, M14 5LY
36 Hadfield Close, Manchester, M14 5LY
34 Hadfield Close, Manchester, M14 5LY
8 Hadfield Close, Manchester, M14 5LY

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
Conservation Area - Victoria Park Conservation Area 1972
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH