

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127493/FO/2020

Date registered valid: 17 July 2020

Proposal: Erection of detached bungalow with associated landscaping, car parking and boundary treatment

Address: Land To The Rear Of 40-50 Belgrave Road, Manchester, M40 3ST

Ward(s): Moston Ward

Applicant: Mr Dave Garrity 1 Hartshead Crescent, Woodhouses, Failsworth, Manchester, M35 9UD

Agent (if any): Mr Endaf Roberts Civitas Planning Limited Riverside House, Brymau Three Estate, River Lane, Saltney, Chester, CH4 8RQ

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: j.renshaw-livesey@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 21 September 2020

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 11 September 2020

Expired: 18 September 2020

Neighbour notifications

Printed: 23 July 2020

Expired: 13 August 2020

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

This Application relates to an area of land situated within the Moston Brook River Valley, to the rear of residential properties 40 to 50 Belgrave Road, Moston and in front of no. 58 Belgrave Road. The land is accessed through a gate located between the New Moston Inn and 50 Belgrave Road.

Planning Permission is sought for the erection of a detached bungalow at the top of the river valley, with associated landscaping, car parking and boundary treatment.

The bungalow will be 16.5 metres in width at the widest point, 15 metres at the longest point, and 4 metres in height at the highest point. The curtilage of the proposed property extends down the valley to its boundary with Moston Brook.

The Application site, together with the surrounding land unoccupied by built form, is classified as Natural and Semi-Natural Open Space in Manchester City Council's Strategic Open Space, Sport and Recreation Study (July 2009). The area has been identified as the Moston Brook River Valley, where occupied built form is not proposed, and is located within Flood Zones 2 and 3 of the Environment Agency's mapping system.

History

Planning permission was refused in 2013 under planning reference no. 104127 for the following reason:

(1)The proposed development is contrary to the National Planning Policy Framework, saved policies DC6 of the Unitary Development Plan for the City of Manchester, and policies DM1 and H1 of Manchester's Core Strategy, as the scheme will have an unduly detrimental affect upon the amenities of the occupiers of existing neighbouring residential properties, by reason that the use of the site for residential development will introduce potentially 24 hour activity generated by the occupiers of the site into a currently quiet location behind and immediately adjacent to existing residential properties.

(2) The proposed development is contrary to the National Planning Policy Framework, saved policies DC6 and BM4 of the Unitary Development Plan for the City of Manchester, and policies SP1, DM1, EN1, and EN9 of Manchester's Core Strategy, as the development does not respect the character, form and appearance of this semi natural/natural river valley, or the existing built form context, and therefore, does not demonstrate that the multiple functions of the land will be satisfactorily maintained, including recreation, flood management, and biodiversity, by reason of the proposed location of development, and the engineering and remodelling works required to this site within a river valley, behind existing housing, without a road frontage.

Planning Permission was refused in 2008 for the erection of five three storey town houses with new access road (085221) for the following 5 reasons.

1) The proposal would be detrimental to the residential amenities of the adjoining residential properties, because it would lead to an increase in activity, noise, and general disturbance to the rear of the existing premises contrary to policy H2.2 of the Unitary Development plan for the City of Manchester.

2) The proposed development is unacceptable because it represents a form of backland development, out of character with the grain of the area due to its poor layout, and built form, density of development, and relationship with and adjoining properties and is therefore contrary to policies H2.7, DC6 b, c and d of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance adopted in April 2007, and National Guidance contained in PPS1 and PPS3.

3) The proposed development would constitute an undesirable visual intrusion into the Moston Brook valley, which would be damaging to its character and amenity contrary to policy BM4 and H2.2 of the Unitary Development Plan for the City of Manchester.

4) The three terraced houses that are proposed to be located at the rear of the site lack natural surveillance and the poor layout makes the site vulnerable to crime and anti social behaviour contrary to Policy E3.5 of the Unitary Development Plan of the City of Manchester and guidance contained in Planning Policy Statement "Delivering Sustainable Development".

5) Part of the site lies within Flood Zone 3 from the adjacent Moston Brook and the applicant has failed to demonstrate that the site does not present a significant flood risk or provided an assessment of the existing and proposed surface water run off, by the submission of a flood risk assessment report and is therefore contrary to National Guidance contained in Planning Policy Statement 25.

Planning Permission was granted in 1997 for residential development comprising 3no. two and three bedroom houses (051600).

Planning Permission was refused in 1997 for residential development comprising 2x3 bedroomed house and 3x2 bedroomed houses (050323).

Since the previous application for the same developed was refused, two planning application schemes have been implemented under planning reference no's 104311: The erection of a pair of semidetached dwelling houses and 104312 Conversion and extension of existing Use Class B2 general industrial building to one Use Class C3(a) family dwelling house with conservatory, together with new car parking, landscaping, boundary treatment, and associated works.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and one neutral letter and 4 objection letters were received and the following issues were raised:

The development of the land would result in loss of wildlife habitat and trees.

The development would increase noise and disturbance in the area.

The development would be too close to existing properties particularly on one elevation.

Result in an increase in vehicular traffic in the vicinity.

Some objectors disagree that the land has already been previously used and the development would encroach on what could be described as woodland which contains habitat for an abundance of wildlife.

One letter which was received was neutral regarding the proposal and issued regarding concerns relating to civil matters associated with rights of access and noise and general disturbance during construction of the development. The resident would welcome open dialog with the developer address the issues raised should the proposal be approved.

The Highways Team were consulted and recommended off Site Highways- Section 184 requirement (only required if there is no dropped kerb existing) and EV charge point and Construction Management Plan condition be attached to the consent.

The Head of Environmental Health was consulted and recommended that a contaminated land, gas membrane, refuse and demolition time restriction be attached to the consent.

The Neighbourhood Tree Team were consulted and stated, ' that before commenting on this application I would request that the applicant has an independent arboricultural survey carried out to determine how the developer plans to protect both the onsite and offsite trees during the development'.

The Flood Management Team were consulted and commented that if the scheme was to be approved a condition shall be should be attached to the consent for a surface water drainage scheme for the site, based on sustainable drainage principles.

The scheme shall also include:

- Consideration of SuDS Hierarchy through firstly infiltration and then Moston Brook to the rear of the property;
- Surface water drainage layout including discharge points;
- Where surface water is connected to Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency;
- Details of how the scheme shall be maintained and managed after completion.

The Environment Agency were consulted and no representation was received.

Issues

National Planning Policy Framework (NPPF):

The Framework states that the purpose of the planning system is to contribute to sustainable development, to which there are three dimensions - economic, social and environmental.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Relevant to this application, Section 12 provides design guidance - 'Achieving Well-Designed Places'.

Paragraph 127 states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 130 goes onto state that:

'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents'.

Manchester's Core Strategy

Saved UDP Policies

Policy DC6 - Housing on "backland" sites states: DC6.1 The Council will not normally grant consent for residential development on "backland" sites, that is, sites with limited access to a road because they are surrounded by housing or other uses.

DC6.2 Development will not be permitted unless:

- a. there is no loss of privacy to adjoining dwellings and associated rear gardens;
- b. access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings;
- c. the scale and design of the development is compatible with the character of buildings in the surrounding area;
- e. the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats;
- f. the proposed and existing dwellings retain adequate levels of private amenity space; and

Reasons: Some pieces of land with apparent development potential are surrounded by existing buildings (usually houses), and only have very limited access to a road. Experience shows that these sites are often very difficult to develop in a way which avoids a serious impact on neighbouring residents. All the tests set out in the policy would be applied before planning permission could be considered.

Policy BM4 states: The Council will maintain and enhance the valley of Moston Brook as a recreational open space.

In order to benefit residential communities abutting the Brook, and to provide an attractive link to other open spaces along the Brook, within and outside the City.

The following Core Strategy policies are applicable to the proposed development:

Policy SP1 - Core Development Principles

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

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 H1 - overall Housing Provision states

Proposals for new residential development should take account of the need to:

Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes into account the availability of developable sites in these areas;

Contribute to the design principles of Manchester's Local Development Framework, including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space, including in high density development (in which this could be in the form of balconies, as well as shared open spaces such as green roofs.

Address any existing deficiencies in physical, social or green infrastructure, or future deficiencies that would arise as a result of the development, through developer contributions or on site provision;

Prioritise sites which are in close proximity to centres or high frequency public transport routes. Take account of any environmental constraints on a site's development (e.g. flood risk through the Manchester-Salford-Trafford Strategic Flood Risk Assessment, or other statutory designations).

Be designed to give privacy to both its residents and neighbours.

Policy H3 - North Manchester states

North Manchester, over the lifetime of the Core Strategy, will accommodate around 20% 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 or adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres, as part of mixed-use schemes as well as along high frequency public transport routes.

Policy DM1 - Development Management states - All development should have regard to

Appropriate siting, layout, scale, form, massing, materials and detail. Impact on 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 upon amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Effects relating to biodiversity and landscape.

Green infrastructure, including open space, both public and private.

The use of alternatives to peat-based products in landscaping/gardens within development schemes.

Flood risk and drainage.

Policy EN1 - Design Principles and Strategic Character Areas states

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. 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. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

4. Northern Character Area

The character of this area is significantly affected by the topography, with a marked increase in height moving northwards, cut by the River Irk and its tributaries. There is a finer grained, predominantly residential mix of development, broken up by open spaces and significant tree cover also linked to the local topography.

Developers should respond to the underlying topography and varied townscape created by the balance between built form and the tree-covered landscape.

Policy EN 9 - Green Infrastructure states

New development will be expected to maintain existing green infrastructure in terms of its quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

The continued development of a network of green spaces, water bodies, canals, paths and cycle ways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.

The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.

Policy EN 10 - Safeguarding Open Space, Sport and Recreation Facilities states

The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

improve the quality of accessible open space, sport and recreation in the local area provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity improve access to open space for disabled people

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;

or

The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;

or

The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

PLANNING CONSIDERATIONS

It is considered that the proposed development is unacceptable in terms of National Planning Policy Framework (NPPF), saved policies BM4 and DC6 of the Unitary Development Plan (UDP) for the City of Manchester, and policies SP1, DM1, H1, EN1, and EN9, EN10, EN1 of Manchester's Core Strategy.

Having assessed the scheme the principle of the current submitted proposal cannot be supported due to the number of issues which this report highlights in terms of overdevelopment of the site, visual amenity, overall character of the area, loss of open space, and the impact on the Moston Brook Recreational Space.

Residential amenity

The development will constitute 'backland' development, due to its constrained location behind properties along Belgrave Road. As saved UDP policy DC6.1 states, the Council will not usually grant consent for such developments, unless a number of tests, as set out in policy DC6.2, are met by the scheme. It is considered that this proposal does not demonstrate the following criteria of policy DC6.2 in relation to residential amenity:

- a. there is no loss of privacy to adjoining dwellings and associated rear gardens;
- b. access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings;

It is considered that the proposal is contrary to policies DC6, DM1 and H1, as the scheme will have an unduly detrimental effect upon the amenities of the occupiers of neighbouring properties. The use of the site for residential development will introduce potentially 24 hour activity from the occupiers of the site into a currently quiet location behind and immediately adjacent to existing residential properties. Policy DM1, Development Management, states, all

development should have regard to effects upon amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The introduction of this level of activity to the site in such close proximity behind existing residential occupiers, will detrimentally and adversely affect the existing occupiers' quiet enjoyment of their living environment. Vehicular comings and goings will particularly introduce noise and disturbance to existing occupiers, as the access to the proposed property is to the gable of an existing residential property.

Visual Amenity

The surrounding area is characterised a mix of 2 storey detached dwellings, semi-detached dwellings and terraced housing.

The established characteristic of the immediate area and the wider context is linear development consisting of dwelling houses with amenity space front and rear. The proposed development does not have a frontage on to Belgrave Road and due to its positioning at the back of the established building line which is a dominate feature in the area the position of the bungalow would be out of character.

Furthermore, having regard to the relationship of the proposed development with the surrounding properties in the local area, the spacing, building line and recessed position of the proposed dwelling house, set back from the front building line, would constitute an inappropriate form of development, out of keeping with its setting.

Character of Area and Character of Moston Brook

Regarding character, saved UDP policy DC6.1, regarding backland development, states, the Council will not usually grant consent for such developments unless the following tests, as set out in policy DC6.2, are met by the scheme. It is considered that this proposal does not demonstrate the following criteria of policy DC6.2:

- c. the scale and design of the development is compatible with the character of buildings in the surrounding area;
- e. the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats;

The site is located within the river valley of Moston Brook, which is an area of Natural and Semi-Natural Open Space (Manchester City Council's Strategic Open Space, Sport and Recreation Study (July 2009)). The Application site stretches from the top of the river valley down to the edge of Moston Brook. Policy BM4 specifically states, the Council will maintain and enhance the valley of Moston Brook as a recreational open space. This is in order to benefit residential communities abutting the Brook, and to provide an attractive link to other open spaces along the Brook, within and outside the City.

Policy EN1 describes the environmental character of the northern area of the City as being significantly affected by the topography, with a marked increase in height moving northwards, cut by the River Irk and its tributaries. There is a finer grained, predominantly residential mix of development, broken up by open spaces and significant tree cover also linked to the local topography.

Together with policies DC6, BM4 and EN1, it is not considered that the application is acceptable in terms of policy SP1, Core Development Principles, or policy DM1, regarding development

management. Policy SP1 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, make a positive contribution to the health, safety and wellbeing of residents, and protect and enhance the built and natural environment. Policy DM1 states, all development shall have regard to, appropriate siting, layout, scale, form, massing, materials and detail; also impact on surrounding areas in terms of the design, scale and appearance of the proposed development; and development should have regard to the character of the surrounding area.

It is considered that the proposed works will completely alter the existing natural/semi-natural character, form and appearance of the river valley, and will be contrary to the existing character of the built form within the area. The existing built form is essentially ribbon development, located along Belgrave Road with the exception of the residential development known as no 58 Belgrave Road which is set back from the road which gained consent in 2013 on the basis that the existing building that traditionally was used for general industrial use, involving repair and servicing of motor vehicles and the area surrounding the application site is residential in nature so the industrial type use was at odds with the surrounding dwellings and may have caused residential amenity issues in the past. On that basis it was considered that the conversion of the existing building on the site to a family house would be more conducive to the surrounding area and would be in keeping with the surrounding predominant land use. From a light industrial use to a residential use.

Policy H1 regarding overall Housing Provision states, proposals for new residential development should take account of the need to: Contribute to the design principles of Manchester's Local Development Framework, including in environmental terms. The design and density of a scheme should contribute to the character of the local area.

The proposed bungalow would be at odds with the immediate streetscape and would fail to make a positive contribution to the character of the area, whilst undermining the urban grain and rhythm of plot frontages, representing an alien built form in this locality. Consequently, the proposed bungalow would not be well related to existing dwellings or the pattern of development in the locality. This in turn would have a harmful effect upon the character and appearance of the area.

The Application does not demonstrate that the multiple functions of the land will be maintained, as required by policies EN9 and EN10, regarding environment. These policies support the continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, including Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.

Setting of Moston Brook River Valley Recreational Space

The application site lies in the Moston Brook River Valley Recreational Space, which is an extensive piece of open land which forms part of the Moston Brook Project in partnership with Manchester City Council and Oldham Council.

As stated in the Unitary Development Plan Saved Policy BM4 the Council will maintain and enhance the valley of Moston Brook as a recreational open space, in order to benefit residential communities abutting the Brook, and to provide an attractive link to other open spaces along the Brook, within and outside the City.

The erection of a bungalow would result in the loss of local open space, create a harmful impact on the local setting, impact upon the green infrastructure together with an unduly harmful impact on the visual amenity value of the application site in the wider open space context of Moston

Brook. The proposal would therefore erode local character and fail to integrate successfully into the local area. As such, the proposal will be unduly harmful to the visual amenity of the site, setting and the local landscape character.

The unacceptability of the Application has been discussed with the Agent, and it has been recommended that the Application be Withdrawn.

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: Refuse

Article 35 Declaration

Officers have worked with the Agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, it has been necessary to provide the Applicant with a reasoned justification as to why it is considered that the development fails to meet the requirements of planning policy as expressed in the Core Strategy for the City of Manchester, and the NPPF.

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

1. The erection of a bungalow would result in the loss of local open space and green infrastructure together with an unduly harmful impact on the visual amenity value of the application site in the wider open space context of Moston Brook. The proposal would therefore erode local character and fail to integrate successfully into the local area. As such, the proposal will be unduly harmful to the visual amenity of the site and the local landscape character. The proposal is therefore contrary to Saved Unitary Development Plan (1995) Policy BM4, Policies SP1, H1, EN1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012), the Guide to Development in Manchester SPD (2007), the Residential Guidance (2016) and the National Planning Policy Framework and National Planning Policy Guidance.

2. The proposed development by reason of its location to the rear of an existing dwellinghouses and without its own road frontage constitutes 'backland' development. Due to the siting of the proposed building and its relationship with adjoining properties there would be a loss of amenity to neighbouring occupiers as consequence of increased levels of activity, associated noise and disturbance, intrusiveness and loss of privacy. The proposal would therefore be harmful to surrounding residential amenity. As such, the proposed development is contrary to saved policies DC6.1, DC6.2 and DC1.1 of the Unitary Development Plan for the City of Manchester and policies DM1, EN1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Environment Agency

36 Belgrave Road, Manchester, M40 3ST
40 Belgrave Road, Manchester, M40 3ST
42 Belgrave Road, Manchester, M40 3ST
38 Belgrave Road, Manchester, M40 3ST
32 Belgrave Road, Manchester, M40 3ST
34 Belgrave Road, Manchester, M40 3ST

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH1