

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126786/JO/2020

Date registered valid: 18 May 2020

Proposal: Variation of condition 2 of planning permission referenced 117712/FO/2017 to allow the formation of front porches to previously approved houses

Address: Corner Of Richmond Grove East / South Street, Manchester,

Ward(s): Ardwick Ward

Applicant: Mr Maqsood Riaz 55 Brynton Road, Longsight , Manchester, M13 0UQ

Agent (if any): Mr Mohamed Ahmed M1 Architecture 179 Princess Road, Manchester, M14 4RL

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: c.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 October 2020

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 26 June 2020 and 17 July 2020

Standard consultations:

Printed: 19 May 2020 Expired: 9 June 2020

Neighbour notifications

Printed: 19 May 2020 Expired: 9 June 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

Description of area

The planning application relates to an area of open space situated at the western junction of Richmond Grove East and South Street. The site was formerly a grassed area. An area of incidental open space is located at the junction of Richmond Grove East and South Street, which is separated from the application site by a public footpath. The eastern side of Richmond Grove East is predominantly residential, as is South Street to the north-west of the application site. The surrounding area predominantly comprises of 2-storey housing. However, some 3-storey housing is located nearby on the junction of Britnall Avenue and Cochrane Avenue. To the northern of the site is disused single storey building adjacent to a car repair garage. A separate car repair garage and car sales business with associated car parking is located to the west of the application site with a shop and hand car wash business at the junction of Stockport Road and Richmond Grove East. A large place of worship is also located the north of the site.

The proposed change to the development related to the following planning permission granted on 23 April 2018:

117712/FO/2017 - Erection of 2 x 3-bedroom, three storey detached dwellinghouses and one pair of semi-detached, three storey dwellinghouses with 3 bedrooms and playroom and

associated car parking, garden areas, boundary treatment and associated vehicular access arrangements from South Street and Richmond Grove East.

The development has commenced on site has commenced with the 2 authorised neighbouring houses nearing completion. This application relates to houses that have been constructed to foundation level.

The neighbouring 2 houses are the subject to the following application:

126935/FO/2020 - Erection of front porches and related elevational changes to dwellinghouses (Type 1) approved under previous planning permission Ref: 117712/FO/2017.

Description of development

The proposed extension relates to the formation of a front porch extension that would project from the central recess of each house to give an overall projection of 1.5 metres and 1.5 metres from the building line to the principal elevation. The porch would incorporate a lean-to roof with a maximum height of 3.1 metres and eaves at 2.5 metres. The porch would incorporate a single door set within brickwork with elongated windows positioned above a low wall to each side elevation. The proposed brickwork and roof tiles would match the red brick work to be used in the composition of the main house. Minor amendments have been made to the dormer details to match the style of the adjacent houses constructed under ref: 117712/FO/2017.

During the life of the application, the applicant has amended the design of the front and rear dormers to match the dormers to the recently constructed neighbouring houses.



Fig. 1 – Application site

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – No objection.

Environmental Health – No objection.

GM Police Design for Security – Recommend that doors and glazing meet secured by design standards.

Issues

The original planning proposals ref: 117712/FO/2017 was fully assessed with regard to relevant national guidance and local planning policy. The following specific policies are considered to be relevant to this proposal:

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

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

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

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i. Chapter 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes, it is important that: a sufficient amount and variety of land can come forward where it is needed; the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 59). It is considered that small and medium sized sites can make an important contribution to meeting the housing requirement of an area as they are often built-out relatively quickly (paragraph 68). It further requires that local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (paragraph 71). The main development contributes positively to the delivery of new houses and the proposal would enhance the quality of the design, encourage the sustained occupation of the houses and thereby respond positively to chapter 5.

ii. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 91). The comments of GMP Design for Security have been related to the development as an informative to thereby ensure that the development would respond positively to Chapter 8.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012.

It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles)

Policy SP1 specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. 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.

It is considered that the proposal has been appropriately related to the original development and compliment the original development that has secured the provision of new housing on a former brownfield site. Policy SP1 is therefore appropriately responded to.

Policy DM1 (Development Management)

Policy DM1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

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

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals and it is considered that the development would not harm on residential amenity and would have an appropriate contextual relationship within the streetscene. Policy DM1 would thereby be complies with.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC7 (New Housing Development)

Policy DC7.1 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. In this case that applicant has reviewed access to the site and has confirmed that level access cannot be provided in relation to the front entrance and via the proposed porch due to the constraints of the site and ground level. However a ramped gradient has been provided to achieve a level garden to the rear door. This arrangement has previously been considered in the related discharge of condition reference CDN/19/0011.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. A dialogue has been undertaken with the applicant to establish that the most appropriate access arrangements given the constraints of the site. On the basis of the subsequent submission, it is considered that sufficient information was provided to allow the proposal to be appropriately assessed.

Height, scale and massing – It is considered that the proposed porches would be proportionate additions to the authorised houses.

Siting – The siting is considered to be satisfactory allowing the boundary treatment to be implemented with inward opening gates.

Design – The style of the proposed porches reflects the composition of the respective houses and the central recess. It is considered that the development would enhance the design of the proposed houses by strengthening the presence of the entrance within the principal elevation. The materials to be used in the construction of the porches have been related to the previous approved materials schedule. (The central tiling panel was approved under ref: 126791/NMC/2020). The proposed design is considered to be acceptable.

Access – Access – As discussed, the inclusive access arrangements have been related to the constraints of the site and ground levels and would facilitate access from the car parking space. These arrangements have been previously approved through a discharge of condition request. The applicant has been asked to review these arrangements but has been unable to secure an appropriate alternative solution. On balance, it is considered that these access arrangements would be appropriate.

Conditions – The conditions related to the development ref: 117712/FO/2017 have been reinstated and appropriately amended in response to approved discharge of condition requests referenced: CDN/19/0011 and CDN/20/0264.

Dormer alterations – The amended details area considered to be acceptable and secure continuity with the neighbouring houses forming part of the overall development.

Conditions – Relevant conditions relating to planning permission Ref: 117712/FO/2017 have been reapplied.

Conclusion – It is considered that the proposed porches would be appropriate additions to the related houses and the streetscene.

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

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. A dialogue has been undertaken with the applicant to establish that the most appropriate access arrangements given the constraints of the site. On the basis of the subsequent submission, it is considered that sufficient information was provided to allow the proposal to be appropriately assessed.

Condition(s) to be attached to decision for approval

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

Location plan & site plan Front Porch Ref: 01.1 received 22 July 2020
Proposed front porch Floor plans (Type 2) Ref: 03F received 6 October 2020
Site plan (Proposed) Front Porch 04F received 22 July 2020
Proposed front porch Elevations (Type 2) Ref: 05H received 6 October 2020
Boundary site plan Ref: 001 Rev C received 3 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 for the City of Manchester.

2) The development shall be fully implemented in accordance with the following approved details, which shall be maintained in situ thereafter.

Roof tiles: Marley Modern concrete tile smooth grey;

Bricks: Lagan Brick - 65mm Autumn Drag face facing brick;
Render: K Rend Silicone FT (white);
Wall tile: Cosmos Sand Rock 60 cm x 60 cm Colour: Porcelain
Windows: uPVC colour RAL 7016 graphite grey;
External doors: colour RAL 7016 graphite grey;
Paving Slabs: Marshalls BSS Pressed Concrete Slab Natural 600mm x 600mm x 50mm.

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 for the City of Manchester

3) The planning permission hereby granted relates to the formation of: 1 x detached, 3 - storey dwellinghouse with 3 bedrooms and a playroom and 1 pair of semi-detached, 3 - storey dwellinghouses with 3 bedrooms and a playroom (4 dwellinghouses in total) as shown on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches or outbuildings shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no fences, gates or walls shall be erected within the curtilage of any dwelling forward of any wall of that dwelling which fronts onto a road other than those indicated on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

8) Before first occupation of the authorised dwellinghouse windows, as so indicated on the approved drawings, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

9) The development shall be undertaken in accordance with the following document: Waste management pro forma relating to planning permission 117712/FO/2017 dated 8 January 2019 and drawing referenced: Proposed site plan with details of external and internal waste storage arrangements and collection points. The approved details shall be fully implemented prior to the occupation of the authorised houses and maintained in situ thereafter.

Reason - To ensure arrangements for the provision of appropriate arrangement for the storage and collection of waste and recyclable material and in the interests of residential amenity, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

10) The development shall be fully implement in accordance with the submitted noise attenuation scheme comprising Technical Note from Martec Environmental Consultants Ltd Ref: 20180104 7944 Response to EHD Tech Note dated 4 January 2018, Email from Martec Environmental Consultants Ltd dated 30 January and drawings referenced Proposed site plan Ref: SSR1 attached to email from Najib Gedal Architects dated 12 April 2018. The works specified within the above documents and drawings shall be fully implemented prior to the occupation of any of the authorised dwellinghouses and maintained in situ thereafter.

Reason - In the interests of residential amenity and to safeguard against undue noise and disturbance pursuant to Core Strategy policy SP1 and DM1 and saved Unitary Development Plan policy DC26.

11) a) The development shall be implemented in accordance with the following documents:

- i. Land at the corner of Richmond Grove East and South Street, Manchester. Phase 2 Geo- Environmental Investigation, Risk Assessment and Remediation Strategy Job Number: LKC 18 1449 Date: November 2018 by LK Group received 4 March 2019
- ii. Email of 16 April 2019 from LK Group detailing principles for remediation of garden areas.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised

Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

12) The development shall be fully implemented in accordance with the following construction management plan, which shall remain in place throughout the construction period:

i. Construction Management Plan: Location: Corner of Richmond Grove East / South Street, Manchester.

Dated 3/12/2018 by A&A Building Contractors and received 8 January 2019

ii. 'Noise and vibration control on site during construction' document attached to email dated 1 April 2019 from Umar Khatab.

If any at any time when the use is operating / being constructed causes any pedestrian or highway safety concerns which in the opinion of the City Council, as LPA, are detrimental to adjoining and nearby residential properties or highway and/or pedestrian safety, within 1 month of a written request, a scheme for the mitigation against the impacts shall be submitted for approval in writing by the City Council, as Local Planning Authority and once approved, such mitigation measures shall be implemented, with a timescale previously agreed in writing with the City Council, as Local Planning Authority, and thereafter maintained during the demolition/ construction phase of the development.

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework.

13) Before the first occupation of the authorised development, full details and specification of all off-site highways works, including footpath reinstatement to Richmond Grove East and South Street together with a timescale for their implementation shall be submitted to the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

14) The development shall be fully implemented in accordance with the following drainage plan, which shall be maintained in situ thereafter:

SuDS Maintenance Plan for Proposed New Residential Development at Richmond Grove East / South Street, Manchester Project: J6133 Dated: 21/02/2019.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy for the City of Manchester.

15) The development shall be fully implemented in accordance with the landscaping and tree planning details as shown on drawing ref: Construction drawings 18005/WBK/001 Rev A, incorporating the tree planting species (*Malus hupehensis*) as set out in the materials schedule received on 8 January 2019. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied with the agreed maintenance arrangements implemented in accordance with a timescale agreed with the City Council as local planning authority. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

16) Before the first occupation of each of the authorised houses, the development shall be implemented in accordance with the arrangements for the provision of ramped and level threshold to external doors as shown on drawing referenced: Site plan (Proposed) Front Porch 04F, including the incorporation of a 1:15 gradient. These details shall be maintained in situ thereafter.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies EN1 and DM1 of the Core Strategy for the City of Manchester.

17) Before the first occupation of the authorised houses, the development shall be implemented in accordance with boundary walls, fences and gates as shown on drawing ref: Site plan (Proposed) Front Porch 04F and Boundary site plan Ref: 001 Rev C received 3 September 2020. The implemented details shall be maintained in situ thereafter.

Reason - In the interests of site security and to safeguard residential amenity pursuant to policies EN1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) For the new vehicle accesses, highway alterations will be required (and potentially street lighting amendments) and these need to be progressed via a S38/S278 highway agreement with MCC which would include any required technical design approval.

2) Any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will also need discussion and agreement with MCC. This is facilitated through the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

3) It is recommended that:

- i. All locks and fitting to doors and windows meet Secured by Design standards;
- ii. Boundary treatment should be to sufficient to Secured by Design standards;
- iii. Front and rear of the houses should be lit with 'Dusk-til' Dawn Lighting.

4) Part B of condition 12 requires that following completion of remedial works (when agreed) and the undertaking of a watching brief will require validation/verification. Full requirements to secure the discharge of Part B are available at:

http://www.manchester.gov.uk/info/100006/environmental_problems/2366/contaminated_land_and_environmental_searches/2

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

67 Britnall Avenue, Manchester, M12 4PP
114 South Street, Longsight, Manchester, M12 4DT
2 Littlehaven Close, Manchester, M12 4DS
6 Richmond Grove East, Manchester, M12 4DR
JAMIA ISLAMIA MOSQUE, 347 - 349 Stockport Road, Manchester, M13 0LF
33 South Street, Longsight, Manchester, M12 4PN
31 South Street, Longsight, Manchester, M12 4PN
45 South Street, Longsight, Manchester, M12 4PN
43 South Street, Longsight, Manchester, M12 4PN
116A South Street, Longsight, Manchester, M12 4DT
Mercury Filling Station, 353 Stockport Road, Manchester, M13 0LF
69 Britnall Avenue, Manchester, M12 4PP
29 South Street, Longsight, Manchester, M12 4PN
10 Richmond Grove East, Manchester, M12 4DR
8 Richmond Grove East, Manchester, M12 4DR
4 Richmond Grove East, Manchester, M12 4DR
2 Richmond Grove East, Manchester, M12 4DR
4 Kingfisher Close, Manchester, M12 4PW
2 Kingfisher Close, Manchester, M12 4PW
41 South Street, Longsight, Manchester, M12 4PN
39 South Street, Longsight, Manchester, M12 4PN
37 South Street, Longsight, Manchester, M12 4PN
35 South Street, Longsight, Manchester, M12 4PN
116 South Street, Longsight, Manchester, M12 4DT
4 Littlehaven Close, Manchester, M12 4DS
3 Littlehaven Close, Manchester, M12 4DS
1 Littlehaven Close, Manchester, M12 4DS
351 Stockport Road, Manchester, M13 0LF

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
Area Team Boundary - Name: NORTH2