MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126166/FO/2020
Date registered valid:	13 March 2020
Proposal:	Erection of two storey, end terrace dwellinghouse (Class C3) with associated boundary treatment
Address:	1 Stanbury Walk, Manchester, M40 7LY
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Mr Salmami Pshko, 1 Stanbury Walk, Manchester, M40 7LY
Agent (if any):	Mr Alexis Anderson-Jones MRTPI, Serviam Planning Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: s.mccoombe@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	4 May 2020

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Standard consultations:
Printed: 19 March 2020 Expired: 9 April 2020

Neighbour notifications
Printed: 19 March 2020 Expired: 9 April 2020

Press advert
Published: 24 March 2020 Expired: 14 April 2020

Site Notice
Displayed: 28 April 2020 Expired 9 May 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the side garden of 1 Stanbury Walk - an end property situated within a terrace of 8 properties. The site lies at the corner of Stanbury Walk and Lower Vickers Street, which due to a bend in the road, wraps around the side and rear of the site.

The host property incorporates garden area to three sides and a walkway that runs along the front of the terrace. Off road parking for the existing property is provided in the form of a detached standalone garage that is accessed from Berkshire Road.

To the south east of the site lies Victoria Mill, a Grade II star listed building much of which has been converted to residential apartments and commercial uses. There is a children's play adjacent to Victoria Mill. The area also part of Miles Platting PFI regeneration area which is subject to a rolling programme of regenerative initiatives.

The remainder of the area is predominantly residential in nature, with the Rochdale Canal situated to the far south of the site.

Listed building: Not applicable – The Grade II listed building of Victoria Mill is situated a short distance to the south-east of the site.

Conservation area: No

Tree Preservation Order: No

Description of development

Planning permission is sought for the erection of a two storey, end terraced dwellinghouse within the side garden area of 1 Stanbury Walk.

The proposed house extends beyond the side elevation of the existing end terraced property, leaving a gap of approximately 1.5 metres between the side elevation and side boundary with the roadside along Lower Vickers Street.

It is proposed that the new house follows the roof profile, external design features, materials, fenestration and front and rear building lines of the existing properties within the row.

In addition, a car parking space is proposed to the rear garden, accessed of an existing courtyard area, together with new boundary treatment, incorporating a new pedestrian access to the front, off Stanbury Walk.

Consultations & Notification Responses

Local Residents/Occupiers - No representations received.

Flood Risk Management – The development shall not be occupied unless and until surface water management has been implemented in accordance with the SuDS/Drainage Assessment.

Environmental Health – If the application is approved, conditions are requested in relation to an assessment and remediation of ground conditions and adherence to the submitted waste management strategy.

Highway Services - There are no kerbside restrictions in the vicinity of the proposed development. Stanbury Walk is adopted highway. Adopted highway extends to the back of the footway along Berkshire Road and Lower Vickers Street.

The vehicle movements generated by the addition of a single dwelling are not expected to impact local highway safety or operation.

A single car parking space is identified for the property in the car park court to rear of Stanbury Court accessed from Lower Vickers Street. The ownership of the car park area has not been provided. The car park area was observed as unused. This may be due to lack of surveillance so any vehicles associated with the proposed development may prefer to park on Berkshire Road closer to the front of the property. There appears to be on street capacity to accommodate this as the majority of properties have access to off street car parking.

GMP (Design for Security) – It is recommended that:

- The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors. Developments that are built to this standard are less likely to be susceptible to crime.

- All garden boundary treatments adjacent publically accessible land In particular the rear boundary should be 2100mm.

- Entrance gates should be installed that lead to the rear of each property and should be set forward as close to the building line as possible.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.

There are no site specific policies relating to the application site. The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy EN3 (Heritage) – states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policy of the Unitary Development Plan is also considered relevant:

Policy DC19.1 (Listed Buildings) - states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Manchester Residential Design Quality Guidance

Guidance is provided in relation to the design of new residential developments, with emphasis placed on delivering sustainable neighbourhoods of choice, where people will want to live and also raise the quality of life across Manchester.

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 are Sections 12 ‘Achieving Well Designed Places’ and Section 16 relates to ‘Conserving and Enhancing the Historic Environment’.

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 39
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'.

Paragraph 192 states that: *'In determining applications, Local Planning Authorities should take account of:*

a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) *The desirability of new development making a positive contribution to local character and distinctiveness'.*

Paragraph 193 states that:

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

Paragraph 196 advises further that:

> *'Where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use'.*

Issues

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions be made in accordance with the development plan unless material considerations indicate otherwise.

In the case of this application, the principle of the proposed development is not considered acceptable and is in conflict with the aforementioned development plan policy and associated guidance.

It is believed that due to the size and position of the proposed house beyond an established building line, the proposed development will have a harmful impact upon visual amenity and the

appearance of the street-scene. Accordingly, the proposal is contrary to policies DM1 and SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and Section 12 of the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

Policies DM1 and SP1 of the Core Strategy indicate that consideration should be given to the effects of development upon the amenity, living conditions and the well-being of residents. It is highlighted that all developments should have regard to appropriate siting, layout, scale, massing and materials.

The Guide to Development in Manchester (SPD) an important material consideration in the determination of such developments, also advocates that consideration should be given to the scale of new developments and ensure that they are informed by their context.

Paragraph 2.13 of the 'Guide to Development in Manchester' states that:

'*The scale, position and external appearance of new buildings should respect their setting and relationship with adjacent buildings, enhance the street-scene and consider their impact upon the roofline and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings'.*

It is further maintained at Paragraph 11.13 that:

New developments are welcomed, but building lines and boundary treatments should be maintained and the basic rhythm of the street-scene should not be lost by development crowding onto street frontages'.

The Council's guidance is also supported by the National Planning Policy Framework (NPPF).

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 39
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'.

In this case and with reference to the policy and guidance outlined, it is the Council's view that the proposed dwellinghouse would due to its size, position, design and projection beyond the building line along Lower Vickers Street, have an undesirable, obtrusive effect on the street-scene and would be detrimental to the visual amenity of the occupiers of the surrounding properties.

The side elevation of the house would project significantly beyond the front building line along Lower Vickers Street, leaving a gap of only 1.5 metres between the side elevation of the proposed house and the street.

It is considered that to permit the existing building line to be exceeded along Lower Vickers Street would create an adverse impact upon the established environment and would be unduly prominent within the street-scene, making a negative contribution to the character and appearance of the streetscape, unbalancing the appearance and rhythm of the road frontage. The impact would be particularly prevalent for those occupiers further along Lower Vickers Street whose front garden areas would be overlooked by the introduction of the proposed house.

Whilst it is acknowledged that a two storey side extension was approved in 2017 (Ref: 115989/FH/2017), the approved extension was narrower in in width, leaving a greater gap to the boundary with the Lower Vickers Street. This allowed a more subservient structure to the existing house and would be less imposing in the street-scene. The City Council also took into account the occupier's requirement for increased accommodation, rather than for the separate dwellinghouse now proposed. A degree of flexibility was therefore offered.

In light of the above and on balance, it is believed that in terms of visual amenity and the character and appearance of the area, the proposed development in this case is clearly inconsistent with policies DM1 and SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

<u>Impact upon Heritage</u>

The Grade II listed building of Victoria Mill is situated a short distance to the south east of the site and therefore it is necessary to assess the impact upon this heritage asset.

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Policy EN3 of the Core Strategy, likewise refers to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 of the UDP seeks to preserve and enhance the setting of listed buildings.

The aforementioned National Planning Policy Framework also places great emphasis on the preservation and enhancement of heritage assets.

In this case, due to the distance between the nearby listed building and the application site, together with the established residential context of the immediate environment, it is not considered that the proposed house would have a harmful impact upon the character and appearance of a listed building or its setting.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner

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

1) The proposed dwellinghouse fails to accord with the dominant building line along Lower Vickers Street and by reason of its position, scale, massing and proximity to the boundary, would form an incongruous and unduly intrusive feature, which would be detrimental to the visual appearance and character of the street-scene and the visual amenity of nearby residential occupiers. As such, the proposal conflicts policies DM1 and SP1 of the Manchester Core Strategy, the Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

3 Stanbury Walk, Manchester, M40 7LY
Flat 503, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Second Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Flat 402, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 412, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 411, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 217, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 504, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 404, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 204, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 304, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 104, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Third Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Victoria Mill Medical Practice, Ground Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Flat 115, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 7, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 4, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 501, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 311, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Fourth Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 208, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 117, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 111, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 12, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 408, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 302, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 116, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 109, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 101, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 14, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 409, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 303, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 218, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 102, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 10, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 5, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 401, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 317, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 513, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 509, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 507, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 414, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 318, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Ground Floor Cafe, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Flat 212, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 205, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 110, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 301, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 510, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 308, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 515, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 209, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 206, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 207, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 113, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 107, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 103, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 9, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 514, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 506, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 502, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 418, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 202, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 15, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 3, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 512, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 518, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 215, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 106, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 13, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 6, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 508, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 415, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 305, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 516, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 114, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 108, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 105, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 410, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 406, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 216, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 211, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 203, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 11, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 505, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 407, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 405, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 403, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 316, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 307, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 210, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 8, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 313, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 213, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 201, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 112, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 2, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 416, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 314, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

34 Berkshire Road, Manchester, M40 7WA
Basement, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
First Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Flat 214, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 315, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 310, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 306, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 517, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 511, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 417, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 413, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 312, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 309, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH1