

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143752/DEM/2025

Date registered valid: 15 August 2025

Proposal: Prior Approval for demolition of all of the residential units on Plots C, D, G, H, and I

Address: Grey Mare Lane, Manchester, Beswick

Ward(s): Ancoats & Beswick Ward

Applicant: Darowen Jones One Manchester

Agent (if any): Miss Megan Beattie Stantec UK Ltd

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09.09.2025

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 19 August 2025 Expired: 10 September 2025

Neighbour notifications

Printed: 19 August 2025 Expired: 10 September 2025

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

The application site comprises five plots (C, D, G, H and I) of Grey Mare Lane in Beswick.

Plot C is bounded by Pratt Walk to the north, Rouse Close and a car park associated with the Church of the Resurrection & St Barnabas to the east, cleared land to the south and Turnpike Walk to the west. The plot is occupied by two terraces situated parallel to each other, each with three dwellings (six dwellings in total). The dwellings are two storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (on the first floor).

Each dwelling has a porch on the principal elevation and a private garden to the rear. The gardens are enclosed by a red brick wall. Several bushes/small trees are located within the curtilage of the dwellings. Randall Walk separates the two terraces. All of the dwellings are vacant.

Plot D comprises flats 1-19 and maisonettes 101-119 at Newcombe Close and is a rectangular shaped plot bounded by Newcombe Close to the north and east, Hopedale Close to the south and a footpath extending the full length of the flats/maisonettes to the west.

The plot is occupied by nine flats and ten maisonettes, with the maisonettes located on top of the ground floor flats forming one linear residential block. The northernmost ground floor unit includes a former newsagent. The residential block is three storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (on upper floors). All of the flats and maisonettes have their own front door, and the maisonettes are accessed via a communal walkway at first floor level on the principal elevation. A staircase is located at the centre of the residential block which provides access to the communal walkway.

There are 3no. trees (2no. Category B and 1no Category C) and 1no. group of trees (Category C) located on, or directly adjacent to Plot D. within Plot C (Category U and C), one of which will be removed to facilitate the demolition and the other is to be retained. 1no. tree and the group of trees are to be removed as part of the demolition.

Plot G is located at the corner of Grey Mare Lane and Howarth Close and is bounded by Howarth Close to the north, Penfair Close and terraced housing to the east, Hornsea Walk to the south and Grey Mare Lane to the west.

The plot is occupied by two residential blocks, one fronting onto Howarth Close and the other Grey Mare Lane. The former includes six flats and six maisonettes, with the maisonettes located on top of the flats as with Plot D.

A ramp is situated at the corner of Howarth Close and Penfair Close and provides access to the communal walkway serving the maisonettes on the first floor. This raised walkway continues around the corner onto Grey Mare Lane and serves those maisonettes too.

The residential block fronting onto Grey Mare Lane has been split into two for demolition purposes but it in fact stretches as far south as Sledmere Close. That part of the residential block north of Hornsea Walk forms part of Plot G whilst the section to the south forms part of Plot H.

Plot H comprises two residential blocks, one fronting onto Grey Mare Lane (that section south of Hornsea Walk) and the other Sledmere Close. The residential block fronting onto Grey Mare Lane includes six flats and six maisonettes. The ground floor flats each benefit from private front and rear gardens and the maisonettes are accessed via a raised walkway on the principal elevation. Sheltered steps leading up to the raised walkway are situated at the corner of Grey Mare Lane and Sledmere Close as well as a bin store.

The residential block situated along Sledmere Close includes six flats and six maisonettes. The flats are accessible via the front and rear whilst the raised walkway which provides access to the maisonettes is located on the rear elevation. These maisonettes use the same sheltered steps to access the raised walkway as those on Plot G. The ground floor flats benefit from semi-private greenspace fronting onto Sledmere Close (the greenspace itself is fenced off to the public albeit there are no fences partitioning the space for each dwelling). Both the residential blocks within Plot H are three storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (at upper floors). All of the dwellings within Plot H are vacant.

There are 12no. trees located within Plots G and H – all of which will be retained.

Plot I is located to the south of Sledmere Close in Beswick and includes three irregularly shaped parcels of residential land. Plot I is bound by Sledmere Close to the north, residential development to the east, school grounds associated with St Brigid's R.C. Primary School to the south and further residential development to the west.

The plot is occupied by two low-rise apartment blocks each containing six flats as well as semi-detached dwellings (4 and 6 Sledmere Close). Both the apartment blocks and dwellings are two storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (at first floor) albeit each of the apartment blocks also contain circulation space at their centre with a brown brick finish. Each dwelling has a porch on the principal elevation. All of the dwellings within Plot I are vacant.

All of the trees located within or directly adjacent to Plot I will be retained.

Listed building: Not applicable

Description of area

The surrounding area is residential in nature being comprised on two and three storey residential properties. St Brigid's Roman Catholic Church and R.C. Primary School located to the south of the Grey Mare Lane estate. There are a number of commercial uses within the area such as drinking establishments and a convenience store.

Description of development

Prior Approval for demolition of all of the residential units on Plots C, D, G, H, and I

Two trees are required to be removed to facilitate the development. The proposal would also remove any hardstanding and lawns.

The demolition works would be in anticipation that the sites would be redeveloped by the applicant in due course.

The demolition would is expected to take up to 26 weeks.

Consultations & Notification Responses

Highway Services

Environmental Health advise that the demolition hours should be as per MCC guidance.

Issues

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. The proposal type is listed in category 10 (b) Urban Development Projects of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 with A threshold exceeding 1 hectare of development other than a dwellinghouse and as such is defined as a development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The City Council, as Local Planning Authority, has adopted a screening opinion in respect of this matter to determine if this level of assessment was necessary and to determine whether the proposed development was likely to give rise to significant environmental effects.

It is concluded that the demolition works will have some impact on the surrounding area in terms of noise, traffic, dust and emissions. However, the demolition process will generate impacts which are considered to be temporary, predictable and of no more than local significance. In addition, sufficient mitigation can be put in place to ensure that there are no significant environmental impacts that would warrant consideration by an EIA.

On this basis, it has been judged that these will not be significant to warrant a formal Environmental Impact Assessment. Therefore, the opinion of the City Council, as Local Planning Authority, is that an Environmental Impact Assessment is not required in this instance.

Considerations

All buildings are to be demolished, slabs removed and hardstanding and lawns removed.

A variety of demolition equipment would be used to remove the structures and buildings. Demolition works are expected to take place over a 26-week period.

The working hours are as follows: 8.00 a.m. – 18.00 p.m. Monday to Friday 8.00 a.m. – 13.00 p.m. Saturday

The demolition works would consist of the following:

- Enabling works to establish site welfare facilities;
- Dust and noise monitoring;
- The removal and proper disposal of potential asbestos containing materials in the buildings;
- Soft stripping of buildings to be demolished;
- The segregation of any gypsum-based materials (plasterboard) from other wastes for recycling/re-use or proper disposal at landfill;
- Mechanical demolition of the structures to ground slab level;
- Removal and disposal of all other materials arising from the demolition works

The sites would be secured by a perimeter fence. Welfare facilities would be created on site to ensure that there is suitable facilities on site.

Wheel washing would be employed to ensure that the surrounding roads remain dust free along with using appropriate dust suppression measures when demolition works take place.

Silencers would be on any plant equipment to minimise the noise from the equipment.

Ground conditions - The demolition process will remove the slab but will not involve and significant breaking of ground which would require any ground conditions to be dealt with at the site.

Demolition material –All materials arising from the demolition works (other than clean concrete and brickwork from the demolition of the buildings and breaking up of the ground slabs) would be appropriately disposed of including asbestos.

Bats – The surveys confirmed a likely absence of roosting bats at the buildings to be demolished. The survey shows that the demolition works would have negligible impact. Good working practices would be employed during the demolition in the event the presence of bats were found.

Trees- all trees would be protected during the course of the demolition works. 2 trees are required to be removed as part of the demolition. None of the trees are covered by a tree presentation area.

Breeding Birds – The buildings to be demolished provide a limited extent of suboptimal nesting habitat for a restricted range of species likely to be present in the urban setting. It is recommended that demolition works should be undertaken outside of the bird nesting season of March to August (inclusive), or if necessary during this period due to the project programme, only be undertaken following nesting bird checks by a suitably qualified Ecologist. Given the extent and condition of habitats present, and the urban location, it is not considered any further pre-determination Breeding Bird Surveys are proportionate or justified in this instance.

The proposed demolition works are considered to be acceptable and with appropriate methods employment to minimise the impact on amenity, the proposal would not trigger the requirement of an EIA and therefore prior approval should be granted.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Condition(s) to be attached to decision for approval

1) The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment. This decision is based on the

- Location Plan - Demolition (drawing no. GMLNE-BUT-XX-XX-DR-A-01200-P03)
- Existing Site Plan - Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01201-P03)
- Existing Site Plan - Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01202-P03)
- Existing Site Plan - Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01203-P03)
- Existing Site Plan - Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01204-P03)
- Demolition Plan - Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01211-P03)
- Demolition Plan - Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01212-P03)
- Demolition Plan - Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01213-P03)
- Demolition Plan - Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01214-P03)
- Post Demolition Plan - Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01221-P03)
- Post Demolition Plan - Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01222-P03)
- Post Demolition Plan - Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01223-P03)
- Post Demolition Plan - Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01224-P03)
- Arboricultural Impact Assessment prepared by Pennine Ecological in relation to Plots C, D, G, H and I

- Arboricultural Method Statement prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Preliminary Roost Assessment for Bats prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Demolition Method Statement prepared by Stantec

received by the City Council, as Local Planning Authority, on the 15 August 2025

2) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Informatives

Demolition hours should be as follows:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

3 Clydesdale Gardens, Manchester, M11 3DJ
2E Sledmere Close, Manchester, M11 3BU
2B Sledmere Close, Manchester, M11 3BU
Market Adjacent 185, Grey Mare Lane, Manchester, M11 3DQ
26 Sledmere Close, Manchester, M11 3BT
1 Penfair Close, Manchester, M11 3BP
4 Hornsea Walk, Manchester, M11 3BJ
1 Sledmere Close, Manchester, M11 3BT
10 Dewar Close, Manchester, M11 3BX
6 Dewar Close, Manchester, M11 3BX
11 Howarth Close, Manchester, M11 3BR
15 Howarth Close, Manchester, M11 3BR
30 Howarth Close, Manchester, M11 3BR
28 Howarth Close, Manchester, M11 3BR
11 Sledmere Close, Manchester, M11 3BT
2F Sledmere Close, Manchester, M11 3BU
27 Clydesdale Gardens, Manchester, M11 3DJ
East Manchester Leisure Centre, 189 Grey Mare Lane, Manchester, M11 3ND
Room 8, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Room 6, Independence House, 120 Barmouth Street, Manchester, M11 3TB
5 Jobling Street, Manchester, M11 3TA
1 Jobling Street, Manchester, M11 3TA
6 Pilgrim Drive, Manchester, M11 3TQ
2 Quarry Walk, Manchester, M11 3TS
4 Pilgrim Drive, Manchester, M11 3TQ
Room 1, Independence House, 120 Barmouth Street, Manchester, M11 3TB
44 Albert Street, Manchester, M11 3SU
4 Quarry Walk, Manchester, M11 3TS
3 Ashcombe Walk, Manchester, M11 3UN
13 Magpie Walk, Manchester, M11 3UL
316 Ashton New Road, Manchester, M11 3HY
27 Jobling Street, Manchester, M11 3TA
21 Jobling Street, Manchester, M11 3TA
105 Newcombe Close, Manchester, M11 3TF
1 Sunbeam Walk, Manchester, M11 3UH
1 Redfield Close, Manchester, M11 3TT
21 Newcombe Close, Manchester, M11 3TF
3 Jenkyn Walk, Manchester, M11 3UR
5 Cowper Walk, Manchester, M11 3UJ
3 Warner Walk, Manchester, M11 3UF
5 Redfield Close, Manchester, M11 3TT
2 Pratt Walk, Manchester, M11 3UU
7 Redfield Close, Manchester, M11 3TT
9 Redfield Close, Manchester, M11 3TT
31 Jobling Street, Manchester, M11 3TA
6 Howarth Close, Manchester, M11 3BR
4 Howarth Close, Manchester, M11 3BR
111 Newcombe Close, Manchester, M11 3TF

15 Newcombe Close, Manchester, M11 3TF
68 Grey Mare Lane, Manchester, M11 3DG
8 Cairn Walk, Manchester, M11 3UE
6 Cairn Walk, Manchester, M11 3UE
23 Turnpike Walk, Manchester, M11 3TH
67 Grey Mare Lane, Manchester, M11 3DQ
51 Grey Mare Lane, Manchester, M11 3DQ
2 Clydesdale Gardens, Manchester, M11 3DJ
14 Sledmere Close, Manchester, M11 3BU
Beswick Library, 60 Grey Mare Lane, Manchester, M11 3DS
8 Hornsea Walk, Manchester, M11 3BJ
8 Dewar Close, Manchester, M11 3BX
3 Dewar Close, Manchester, M11 3BX
26 Howarth Close, Manchester, M11 3BR
28 Sledmere Close, Manchester, M11 3BT
25 Clydesdale Gardens, Manchester, M11 3DJ
11 Claybrook Walk, Manchester, M11 3BL
9 Claybrook Walk, Manchester, M11 3BL
8 Prentice Walk, Manchester, M11 3BW
20 Sledmere Close, Manchester, M11 3BT
Room 15, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Room 9, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Room 13, Independence House, 120 Barmouth Street, Manchester, M11 3TB
12 Woodvale Walk, Manchester, M11 3TU
10 Woodvale Walk, Manchester, M11 3TU
50 Albert Street, Manchester, M11 3SU
48 Albert Street, Manchester, M11 3SU
6 Quarry Walk, Manchester, M11 3TS
C Of E School Of The Resurrection, Pilgrim Drive, Manchester, M11 3TQ
Caretakers Bungalow, C Of E School Of The Resurrection, Pilgrim Drive, Manchester, M11 4TQ
3 Aldershot Walk, Manchester, M11 3UQ
1 Limetree Walk, Manchester, M11 3UW
28 Sarah Street, Manchester, M11 3TP
52 Albert Street, Manchester, M11 3SU
18 Seabright Walk, Manchester, M11 3UZ
12 Seabright Walk, Manchester, M11 3UZ
7 Mountfield Walk, Manchester, M11 3UG
5 Jenkyn Walk, Manchester, M11 3UR
25 Newcombe Close, Manchester, M11 3TF
3 Cowper Walk, Manchester, M11 3UJ
29 Newcombe Close, Manchester, M11 3TF
8 Arrowsmith Walk, Manchester, M11 3TX
4 Pratt Walk, Manchester, M11 3UU
16 Woodvale Walk, Manchester, M11 3TU
22 Woodvale Walk, Manchester, M11 3TU
East Manchester Academy, Grey Mare Lane, Manchester, M11 3DS
113 Newcombe Close, Manchester, M11 3TF
164 Grey Mare Lane, Manchester, M11 3DG
18 Yeoman Walk, Manchester, M11 3TJ
1 Newcombe Close, Manchester, M11 3TF
55 Grey Mare Lane, Manchester, M11 3DQ
27 Grey Mare Lane, Manchester, M11 3DQ
72 Grey Mare Lane, Manchester, M11 3DG
168 Grey Mare Lane, Manchester, M11 3DG

9 Dewar Close, Manchester, M11 3BX
11 Dewar Close, Manchester, M11 3BX
8D Sledmere Close, Manchester, M11 3BU
8A Sledmere Close, Manchester, M11 3BU
11 Clydesdale Gardens, Manchester, M11 3DJ
2A Sledmere Close, Manchester, M11 3BU
Co-op Academy Belle Vue Connell Sixth Form College, 301 Alan Turing Way, Manchester, M11 3BS
7 Penfair Close, Manchester, M11 3BP
12 Dewar Close, Manchester, M11 3BX
4 Dewar Close, Manchester, M11 3BX
12 Howarth Close, Manchester, M11 3BR
10 Howarth Close, Manchester, M11 3BR
13 Sledmere Close, Manchester, M11 3BT
30 Sledmere Close, Manchester, M11 3BT
2 Prentice Walk, Manchester, M11 3BW
16 Sledmere Close, Manchester, M11 3BT
Next, Unit B Sportscity, Ashton New Road, Manchester, M11 4BD
City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ
9 Jobling Street, Manchester, M11 3TA
Room 14, Independence House, 120 Barmouth Street, Manchester, M11 3TB
4 Banner Walk, Manchester, M11 3TD
1 Lightfoot Walk, Manchester, M11 3UP
1 Ashcombe Walk, Manchester, M11 3UN
8 Yeoman Walk, Manchester, M11 3TJ
314 Ashton New Road, Manchester, M11 3HY
1 Aldershot Walk, Manchester, M11 3UQ
58 Albert Street, Manchester, M11 3SU
15 Jobling Street, Manchester, M11 3TA
107 Newcombe Close, Manchester, M11 3TF
2 Atlantic Walk, Manchester, M11 3UX
19 Newcombe Close, Manchester, M11 3TF
1 Magpie Walk, Manchester, M11 3UL
7 Jenkyn Walk, Manchester, M11 3UR
5 Warner Walk, Manchester, M11 3UF
2 Randall Walk, Manchester, M11 3UT
Resurrection And St Barnabas Church, 1A Albert Street, Manchester, M11 3AS
29 Jobling Street, Manchester, M11 3TA
14 Howarth Close, Manchester, M11 3BR
2 Howarth Close, Manchester, M11 3BR
Flat At, 13 Grey Mare Lane, Manchester, M11 3DQ
115 Newcombe Close, Manchester, M11 3TF
166 Grey Mare Lane, Manchester, M11 3DG
64 Grey Mare Lane, Manchester, M11 3DG
39 Grey Mare Lane, Manchester, M11 3DQ
57 Grey Mare Lane, Manchester, M11 3DQ
9 Clydesdale Gardens, Manchester, M11 3DJ
Bungalow Annex, 187 Grey Mare Lane, Manchester, M11 3ND
10 Hornsea Walk, Manchester, M11 3BJ
17 Dewar Close, Manchester, M11 3BX
1 Claybrook Walk, Manchester, M11 3BL
11A Clydesdale Gardens, Manchester, M11 3DJ
19 Clydesdale Gardens, Manchester, M11 3DJ
4 Prentice Walk, Manchester, M11 3BW

22 Sledmere Close, Manchester, M11 3BT
Room 4, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Grange Community Resource Centre, Pilgrim Drive, Manchester, M11 3TQ
6 Banner Walk, Manchester, M11 3TD
6 Redfield Close, Manchester, M11 3TT
42 Albert Street, Manchester, M11 3SU
4 Seabright Walk, Manchester, M11 3UZ
7 Lightfoot Walk, Manchester, M11 3UP
5 Ashcombe Walk, Manchester, M11 3UN
60 Albert Street, Manchester, M11 3SU
19 Jobling Street, Manchester, M11 3TA
14 Yeoman Walk, Manchester, M11 3TJ
6 Leghorn Walk, Manchester, M11 3UY
3 Mountfield Walk, Manchester, M11 3UG
2 Arrowsmith Walk, Manchester, M11 3TX
3 Sunbeam Walk, Manchester, M11 3UH
16 Seabright Walk, Manchester, M11 3UZ
7 Sunbeam Walk, Manchester, M11 3UH
27 Newcombe Close, Manchester, M11 3TF
11 Magpie Walk, Manchester, M11 3UL
3 Digby Walk, Manchester, M11 3US
20 Howarth Close, Manchester, M11 3BR
8 Howarth Close, Manchester, M11 3BR
18 Howarth Close, Manchester, M11 3BR
47 Grey Mare Lane, Manchester, M11 3DQ
3 Newcombe Close, Manchester, M11 3TF
19 Turnpike Walk, Manchester, M11 3TH
41 Grey Mare Lane, Manchester, M11 3DQ
31 Grey Mare Lane, Manchester, M11 3DQ
170 Grey Mare Lane, Manchester, M11 3DG
7 Dewar Close, Manchester, M11 3BX
13 Dewar Close, Manchester, M11 3BX
21 Dewar Close, Manchester, M11 3BX
8E Sledmere Close, Manchester, M11 3BU
4 Clydesdale Gardens, Manchester, M11 3DJ
5 Clydesdale Gardens, Manchester, M11 3DJ
2D Sledmere Close, Manchester, M11 3BU
9 Sledmere Close, Manchester, M11 3BT
12 Hornsea Walk, Manchester, M11 3BJ
6 Hornsea Walk, Manchester, M11 3BJ
2 Dewar Close, Manchester, M11 3BX
22 Howarth Close, Manchester, M11 3BR
7 Claybrook Walk, Manchester, M11 3BL
8 Clydesdale Gardens, Manchester, M11 3DJ
21 Clydesdale Gardens, Manchester, M11 3DJ
Room 2, Independence House, 120 Barmouth Street, Manchester, M11 3TB
45 Sarah Street, Manchester, M11 3TP
7 Jobling Street, Manchester, M11 3TA
3 Jobling Street, Manchester, M11 3TA
Room 7, Independence House, 120 Barmouth Street, Manchester, M11 3TB
49 Sarah Street, Manchester, M11 3TP
46 Albert Street, Manchester, M11 3SU
8 Seabright Walk, Manchester, M11 3UZ
7 Aldershot Walk, Manchester, M11 3UQ

25 Jobling Street, Manchester, M11 3TA
56 Albert Street, Manchester, M11 3SU
14 Seabright Walk, Manchester, M11 3UZ
5 Sunbeam Walk, Manchester, M11 3UH
1 Cowper Walk, Manchester, M11 3UJ
14 Woodvale Walk, Manchester, M11 3TU
80 Grey Mare Lane, Manchester, M11 3DS
109 Newcombe Close, Manchester, M11 3TF
11 Newcombe Close, Manchester, M11 3TF
4 Cairn Walk, Manchester, M11 3UE
2 Cairn Walk, Manchester, M11 3UE
69 Grey Mare Lane, Manchester, M11 3DQ
29 Grey Mare Lane, Manchester, M11 3DQ
49 Grey Mare Lane, Manchester, M11 3DQ
172 Grey Mare Lane, Manchester, M11 3DG
19 Dewar Close, Manchester, M11 3BX
1 Dewar Close, Manchester, M11 3BX
1 Clydesdale Gardens, Manchester, M11 3DJ
6 Clydesdale Gardens, Manchester, M11 3DJ
11 Penfair Close, Manchester, M11 3BP
3 Penfair Close, Manchester, M11 3BP
7 Sledmere Close, Manchester, M11 3BT
5 Dewar Close, Manchester, M11 3BX
13 Howarth Close, Manchester, M11 3BR
32 Howarth Close, Manchester, M11 3BR
32 Sledmere Close, Manchester, M11 3BT
5 Claybrook Walk, Manchester, M11 3BL
17 Clydesdale Gardens, Manchester, M11 3DJ
23 Clydesdale Gardens, Manchester, M11 3DJ
15 Claybrook Walk, Manchester, M11 3BL
18 Sledmere Close, Manchester, M11 3BT
12 Sledmere Close, Manchester, M11 3BU
Room 12, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Room 11, Independence House, 120 Barmouth Street, Manchester, M11 3TB
2 Redfield Close, Manchester, M11 3TT
10 Seabright Walk, Manchester, M11 3UZ
2 Yeoman Walk, Manchester, M11 3TJ
5 Aldershot Walk, Manchester, M11 3UQ
7 Ashcombe Walk, Manchester, M11 3UN
26 Sarah Street, Manchester, M11 3TP
17 Jobling Street, Manchester, M11 3TA
13A Jobling Street, Manchester, M11 3TA
7 Newcombe Close, Manchester, M11 3TF
4 Leghorn Walk, Manchester, M11 3UY
12 Yeoman Walk, Manchester, M11 3TJ
1 Mountfield Walk, Manchester, M11 3UG
4 Atlantic Walk, Manchester, M11 3UX
6 Atlantic Walk, Manchester, M11 3UX
3 Magpie Walk, Manchester, M11 3UL
9 Magpie Walk, Manchester, M11 3UL
31 Newcombe Close, Manchester, M11 3TF
318 Ashton New Road, Manchester, M11 3HY
18 Woodvale Walk, Manchester, M11 3TU
25 Grey Mare Lane, Manchester, M11 3DQ

17 Newcombe Close, Manchester, M11 3TF
162 Grey Mare Lane, Manchester, M11 3DG
62 Grey Mare Lane, Manchester, M11 3DG
12 Cairn Walk, Manchester, M11 3UE
23 Dewar Close, Manchester, M11 3BX
33 Grey Mare Lane, Manchester, M11 3DQ
53 Grey Mare Lane, Manchester, M11 3DQ
174 Grey Mare Lane, Manchester, M11 3DG
10 Sledmere Close, Manchester, M11 3BU
8B Sledmere Close, Manchester, M11 3BU
6 Sledmere Close, Manchester, M11 3BU
2 Hornsea Walk, Manchester, M11 3BJ
15 Dewar Close, Manchester, M11 3BX
15 Clydesdale Gardens, Manchester, M11 3DJ
6 Prentice Walk, Manchester, M11 3BW
24 Sledmere Close, Manchester, M11 3BT
7 Cowper Walk, Manchester, M11 3UJ
Room 5, Independence House, 120 Barmouth Street, Manchester, M11 3TB
47 Sarah Street, Manchester, M11 3TP
Room 3, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Independence House, 120 Barmouth Street, Manchester, M11 3TB
6 Seabright Walk, Manchester, M11 3UZ
6 Yeoman Walk, Manchester, M11 3TJ
312 Ashton New Road, Manchester, M11 3HY
5 Lightfoot Walk, Manchester, M11 3UP
62 Albert Street, Manchester, M11 3SU
23 Jobling Street, Manchester, M11 3TA
54 Albert Street, Manchester, M11 3SU
1 Digby Walk, Manchester, M11 3US
4 Mountfield Walk, Manchester, M11 3UG
10 Yeoman Walk, Manchester, M11 3TJ
5 Mountfield Walk, Manchester, M11 3UG
7 Magpie Walk, Manchester, M11 3UL
7 Warner Walk, Manchester, M11 3UF
6 Arrowsmith Walk, Manchester, M11 3TX
6 Pratt Walk, Manchester, M11 3UU
16 Howarth Close, Manchester, M11 3BR
9 Newcombe Close, Manchester, M11 3TF
103 Newcombe Close, Manchester, M11 3TF
5 Newcombe Close, Manchester, M11 3TF
45 Grey Mare Lane, Manchester, M11 3DQ
59 Grey Mare Lane, Manchester, M11 3DQ
37 Grey Mare Lane, Manchester, M11 3DQ
35 Grey Mare Lane, Manchester, M11 3DQ
8F Sledmere Close, Manchester, M11 3BU
8C Sledmere Close, Manchester, M11 3BU
7 Clydesdale Gardens, Manchester, M11 3DJ
4 Sledmere Close, Manchester, M11 3BU
9 Penfair Close, Manchester, M11 3BP
5 Penfair Close, Manchester, M11 3BP
14 Hornsea Walk, Manchester, M11 3BJ
5 Sledmere Close, Manchester, M11 3BT
3 Sledmere Close, Manchester, M11 3BT
3 Claybrook Walk, Manchester, M11 3BL

24 Howarth Close, Manchester, M11 3BR
2C Sledmere Close, Manchester, M11 3BU
St Brigids Roman Catholic Church, 183 Grey Mare Lane, Manchester, M11 3DR
St Brigids RC Primary School, Grey Mare Lane, Manchester, M11 3DR
13 Claybrook Walk, Manchester, M11 3BL
Room 10, Independence House, 120 Barmouth Street, Manchester, M11 3TB
13 Jobling Street, Manchester, M11 3TA
11 Jobling Street, Manchester, M11 3TA
8 Banner Walk, Manchester, M11 3TD
8 Redfield Close, Manchester, M11 3TT
8 Quarry Walk, Manchester, M11 3TS
40 Albert Street, Manchester, M11 3SU
4 Redfield Close, Manchester, M11 3TT
1 Warner Walk, Manchester, M11 3UF
2 Seabright Walk, Manchester, M11 3UZ
4 Yeoman Walk, Manchester, M11 3TJ
310A Ashton New Road, Manchester, M11 3HY
3 Lightfoot Walk, Manchester, M11 3UP
16 Yeoman Walk, Manchester, M11 3TJ
2 Leghorn Walk, Manchester, M11 3UY
2 Mountfield Walk, Manchester, M11 3UG
3 Redfield Close, Manchester, M11 3TT
119 Newcombe Close, Manchester, M11 3TF
23 Newcombe Close, Manchester, M11 3TF
1 Jenkyn Walk, Manchester, M11 3UR
5 Magpie Walk, Manchester, M11 3UL
4 Arrowsmith Walk, Manchester, M11 3TX
4 Randall Walk, Manchester, M11 3UT
6 Randall Walk, Manchester, M11 3UT
20 Woodvale Walk, Manchester, M11 3TU
3 Limetree Walk, Manchester, M11 3UW
Mary D's Beamish Bar, 13 Grey Mare Lane, Manchester, M11 3DQ
13 Newcombe Close, Manchester, M11 3TF
117 Newcombe Close, Manchester, M11 3TF
66 Grey Mare Lane, Manchester, M11 3DG
10 Cairn Walk, Manchester, M11 3UE
21 Turnpike Walk, Manchester, M11 3TH
101 Newcombe Close, Manchester, M11 3TF
43 Grey Mare Lane, Manchester, M11 3DQ
65 Grey Mare Lane, Manchester, M11 3DQ
63 Grey Mare Lane, Manchester, M11 3DQ
61 Grey Mare Lane, Manchester, M11 3DQ
74 Grey Mare Lane, Manchester, M11 3DG
70 Grey Mare Lane, Manchester, M11 3DG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL