

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143287/FO/2025

Date registered valid: 10 July 2025

Proposal: Installation of a kiosk to house a gas governor in Fog Lane Park including an adjacent area of hard standing for the parking of site operative maintenance vehicles, and perimeter fencing.

Address: Fog Lane Park, Fog Lane, Manchester, M20 6SN

Ward(s): Didsbury East Ward

Applicant: Environment And Planning Cadent Gas Limited

Agent (if any): Environment and Planning Service Dalcour Maclaren

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18/09/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30/07/2025

Standard consultations:

Printed: 16 July 2025 Expired: 6 August 2025

Neighbour notifications

Printed: 18 July 2025 Expired: 8 August 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/area

The application relates to a small section of Fog Lane Park, in a southern corner of the park near the ponds area. The site is bordered by shrubs and trees, the nearest residential dwellings are those situated on Fog Lane.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The application is for the installation of a above ground gas governor, with associated hardstanding for parking and access and perimeter fence to secure the site.

Consultations & Notification Responses

Greater Manchester Ecology Unit (GMEU) – Accept the calculations provided in the BNG metric provided:

After construction of the development, onsite biodiversity remediation and the 10% net gain requirement there is due to be a deficit of 0.06 Area Habitat units.

Given the small amount of units required and the maturing offsite market for units, this appears to be a realistic achievement for the site and therefore the LPA can be reasonably confident that the statutory biodiversity requirements could be discharged.

I would not consider the onsite biodiversity mitigation/enhancement to be significant.

If approved, the Biodiversity Gain Plan (BGP) and updated metric should be completed to show how the biodiversity gain will be achieved and approved by the LPA, before the automatically applied statutory biodiversity gain condition can be released.

As with most planning applications the following general advice also applies:

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.*
- Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.*

Environmental Health (MCC) – No objection to the proposal.

Highways (MCC) – No objection, advise a construction management plan for the construction stage.

Neighbours, as per Appendix 1 – 1no. comment received summarised as follows:

- Current site regularly trespassed and vandalised, as the existing security fences are insufficient to stop kids climbing over.

Policy

Core Strategy Development Plan Document – 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.

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. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows: -

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter,
- vermin, birds, road safety and traffic generation. This could also include proposals which
- would be sensitive to existing environmental conditions, such as noise.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

Policy G9 – Biodiversity and Geodiversity - Requires development to deliver net gains in biodiversity and protect ecological assets.

Policy T2 – Accessibility - Ensures development is accessible and does not compromise pedestrian or public access routes.

Saved UDP Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

National Planning Policy Framework (NPPF, Amended February 2025)- The proposal has been assessed against the following:

- Paragraph 99 – Allows development on open space where it is surplus to requirements or where equivalent or better provision is made.
- Paragraph 130 – Requires development to be visually attractive and sympathetic to local character.
- Paragraph 174 – Protects and enhances the natural environment, including biodiversity.
- Paragraph 185 – Ensures development is appropriate for its location, particularly in relation to noise and amenity impacts.

Principle

The principle of installing a kiosk to host a gas governor to replace the aging nearby infrastructure and provide associated parking and perimeter fencing is acceptable in principle, as it supports and upgrades the existing infrastructure network.

Visual Amenity

The proposed gas kiosk will measure approximately 5.92 metres in length by 3.3 metres in width, with a height of 2.67 metres. An additional vent will extend to a height of 3.7 metres. The kiosk is to be finished in a dark green colour (RAL 14C39) to blend with the surrounding greenery. A new fence would enclose the kiosk, and minor vegetation clearance, including selective tree pruning and limited tree removal, will be required to facilitate the installation and ensure safe access. The existing security perimeter fence around the site will remain.

Materials and finishes have been selected to blend with the existing vegetation and greenery where possible, minimising visual intrusion. The existing boundary vegetation surrounding the site would not be changed or removed, ensuring the development integrates well with the setting.

In addition to the kiosk, permission for hardstanding for vehicle parking is being sought. The proposed parking area would measure 8m x 4.8m. The proposed parking area would be in place of some existing poor-quality concrete and would not involve the removal of any trees. This element is not considered to be excessive in scale and is necessary to provide access and upkeep of the site. The car park will be mostly concealed from view from the main park area by the existing vegetation at the boundaries of the site.

The security fence and vehicle gate to the site is already existing, and therefore already apart of the established visual context of the park, contributing to the site's functional character without introducing new visual intrusion.

Use of Public Park Space

The application site within the park is currently disused, it has security fences around the perimeter and is not open to the public or a right of way. The proposal will bring the area back into use and provide necessary gas infrastructure that will benefit the wider area. Although the area will remain private and inaccessible by the public, the provided benefits of the scheme are considered to outweigh the negatives.

Residential Amenity

The development is sufficiently distanced and screened from nearby residential properties on Fog Lane to avoid any adverse impacts in terms of noise or activity. The proposal is not expected to generate significant levels of activity that would negatively affect residential amenity.

Biodiversity

The planning statement outlines measures to protect and enhance biodiversity, including the retention of existing trees and the introduction of native planting. The supporting biodiversity net gain report and appraisal has been assessed and approved by the GMEU. Any approval would be subject to the statutory BNG condition and an informative directing the applicant to this process is proposed.

Trees

To facilitate the construction of the gas governor, two individual trees, two tree groups and one section of one tree group, all of which are category C trees, are proposed to be removed. In addition to this two category B trees will need crown and root pruning. All pruning works are stated to be carried out in accordance with the relevant BS recommendations. In order to mitigate to loss of these trees, the arboriculture impact assessment states replacement native trees would be planted on site to replace lost specimens, the details and schedule of planting are conditioned to be later approved following the construction stage. The remaining trees on site are to be retained, which is also conditioned.

Security

The proposal would make use of the existing site's perimeter fence for security. The proposed kiosk is heavy duty in its construction, designed to house critical gas infrastructure securely and safely. It will be enclosed by a robust security fence, consistent with the existing boundary treatment, ensuring the site remains protected from unauthorised access. The planning statement confirms that the site is not publicly accessible and that the retained fencing and gated access will continue to provide adequate security for the operational requirements of the installation.

Noise

Given the nature and scale of the proposed development, noise generation is expected to be minimal and within acceptable limits. The planning statement confirms that no amplified sound systems or high-impact activities are proposed. The site layout and operational management will ensure that noise levels remain appropriate for a parkland setting. Environmental Health have assessed the proposal and have no objection.

Construction of associated connecting infrastructure

While the above-ground elements of the proposal (such as the gas kiosk and parking area) require planning permission and are assessed under this application, the construction of

underground pipes and connections falls outside the scope of this planning determination and is to be undertaken utilising the applicants permitted development rights.

It is noted that separate agreements and consents will be required from the land owners and the Highways Authority for any works affecting the public highway, including excavation, reinstatement, and access arrangements. These will be managed under the relevant highways legislation and permit schemes, and are not governed by the planning process. As such it is not considered necessary in this instance to impose such a condition on this planning approval given its relatively modest scale.

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

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1. 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Specified plans:

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

- a. Drawing – Location Plan – 24 June 2025 – Ref: 24000824_PLN_LOC_1.1
- b. Drawing – Site Elevation – 24 June 2025 – Ref: 1858-DG-0003
- c. Drawing – Kiosk general arrangement – 24 June 2025 – Ref: S0-26309
- d. Drawing – Site Plan – 24 June 2025 – Ref: 1858-DG-0002
- e. Supporting information – Arboriculture report – 24 June 2025 – report no. LTM1218.AIA.01
- f. Supporting information – Method statement – 24 June 2025 – report no. LTM1218.MS.01

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Tree replanting:

(a) Notwithstanding the details shown on the approved plans (1858-DG-002, LTM1218.MS.01), the development hereby permitted shall not become operational until full details of a tree replacement scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location of trees to be planted, size, species and numbers/densities of trees together with a scheme for the timing of the implementation scheme.

(b) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

4. Tree retention:

The development hereby approved shall be carried out in full accordance with the submitted Arboriculture Impact Assessment (Ref: LTM1218.AIA.01, received 24 June 2025) and associated Method Statement.

No trees other than those specifically identified for removal in the approved documents shall be felled, uprooted, lopped, topped, or otherwise damaged without the prior written approval of the Local Planning Authority.

Reason: To ensure the protection of existing trees that contribute to the character and biodiversity of the site, and to safeguard visual amenity in accordance with Policy DM1 and Policy G9 of the Local Plan, and the National Planning Policy Framework.

Informative:

GMEU:

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.
- Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like

bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

BNG:

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:

a statement to this effect,

the date immediately before the degradation activity,

the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and

any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
Parks & Events
Greater Manchester Ecology Unit

253 Parrs Wood Road, Manchester, M20 6EE
217 Parrs Wood Road, Manchester, M20 6EE
221 Parrs Wood Road, Manchester, M20 6EE
235 Parrs Wood Road, Manchester, M20 6EE
12 Parkville Road, Manchester, M20 4UP
60 Brooklawn Drive, Manchester, M20 3GZ
20 Cranmer Road, Manchester, M20 6AW
34 Old Broadway, Manchester, M20 3DF
74 Brooklawn Drive, Manchester, M20 3GZ
70 Brooklawn Drive, Manchester, M20 3GZ
66 Brooklawn Drive, Manchester, M20 3GZ
Flat 5, 49 Fog Lane, Manchester, M20 6AR
Flat 6, 49 Fog Lane, Manchester, M20 6AR
23 Fog Lane, Manchester, M20 6AR
82 Parkville Road, Manchester, M20 4TZ
27 Ferndene Road, Manchester, M20 4TN
35 Old Broadway, Manchester, M20 3DH
33 Old Broadway, Manchester, M20 3DH
The Orchard, Princes Avenue, Manchester, M20 6SE
Flat 2, 83 Fog Lane, Manchester, M20 6SL
63 Fog Lane, Manchester, M20 6AR
71 Fog Lane, Manchester, M20 6AR
Flat 10, 1 Princes Avenue, Manchester, M20 6SE
94 Parkville Road, Manchester, M20 4TZ
62 Parkville Road, Manchester, M20 4UP
111 Fog Lane, Manchester, M20 6SN
133 Fog Lane, Manchester, M20 6ED
2 Mereland Avenue, Manchester, M20 6SF
8 Mereland Avenue, Manchester, M20 6SF
30 Parkville Road, Manchester, M20 4UP
20 Parkville Road, Manchester, M20 4UP
Flat 2, 147 Fog Lane, Manchester, M20 6ED
257 Parrs Wood Road, Manchester, M20 6EE
51 Westcroft Road, Manchester, M20 6FE
215 Parrs Wood Road, Manchester, M20 6EE
227 Parrs Wood Road, Manchester, M20 6EE
8 Parkville Road, Manchester, M20 4UP
14 Parkville Road, Manchester, M20 4UP
Flat 2, 21 Fog Lane, Manchester, M20 6AR
80 Brooklawn Drive, Manchester, M20 3GZ
61 Fog Lane, Manchester, M20 6AR
55 Fog Lane, Manchester, M20 6AR
Flat 11, 51 Fog Lane, Manchester, M20 6AR
14 Sussex Avenue, Manchester, M20 6AQ
12 Sussex Avenue, Manchester, M20 6AQ
10 Sussex Avenue, Manchester, M20 6AQ

76 Parkville Road, Manchester, M20 4TZ
80 Parkville Road, Manchester, M20 4TZ
92 Parkville Road, Manchester, M20 4TZ
56 Ferndene Road, Manchester, M20 4TT
21 Ferndene Road, Manchester, M20 4TN
38 Old Broadway, Manchester, M20 3DF
2 Princes Avenue, Manchester, M20 6SE
102 Parkville Road, Manchester, M20 4TZ
104 Parkville Road, Manchester, M20 4TZ
106 Parkville Road, Manchester, M20 4TZ
69 Fog Lane, Manchester, M20 6AR
133A Fog Lane, Manchester, M20 6ED
121 Fog Lane, Manchester, M20 6ED
143 Fog Lane, Manchester, M20 6ED
247 Parrs Wood Road, Manchester, M20 6EE
249 Parrs Wood Road, Manchester, M20 6EE
38 Brayside Road, Manchester, M20 6ER
223 Parrs Wood Road, Manchester, M20 6EE
231 Parrs Wood Road, Manchester, M20 6EE
4 Parkville Road, Manchester, M20 4UP
10 Parkville Road, Manchester, M20 4UP
20 Sussex Avenue, Manchester, M20 6AQ
7 Sussex Avenue, Manchester, M20 6AQ
24 Cranmer Road, Manchester, M20 6AW
Flat 1, 2 Sussex Avenue, Manchester, M20 6AQ
Flat 1, 21 Fog Lane, Manchester, M20 6AR
Flat 1, 23 Fog Lane, Manchester, M20 6AR
Flat 4, 2 Sussex Avenue, Manchester, M20 6AQ
18 Sussex Avenue, Manchester, M20 6AQ
Flat 2, 49 Fog Lane, Manchester, M20 6AR
Flat 1, 49 Fog Lane, Manchester, M20 6AR
6 Sussex Avenue, Manchester, M20 6AQ
4 Sussex Avenue, Manchester, M20 6AQ
88 Parkville Road, Manchester, M20 4TZ
90 Parkville Road, Manchester, M20 4TZ
1 Parkville Road, Manchester, M20 4TX
5 Parkville Road, Manchester, M20 4TX
7 Parkville Road, Manchester, M20 4TX
99 Fog Lane, Manchester, M20 6SN
97 Fog Lane, Manchester, M20 6SN
77 Fog Lane, Manchester, M20 6SL
Flat 11, 1 Princes Avenue, Manchester, M20 6SE
66 Parkville Road, Manchester, M20 4TZ
7 Mereland Avenue, Manchester, M20 6SF
5 Mereland Avenue, Manchester, M20 6SF
38 Parkville Road, Manchester, M20 4UP
54 Parkville Road, Manchester, M20 4UP
129 Fog Lane, Manchester, M20 6ED
123 Fog Lane, Manchester, M20 6ED
Ground Floor, 149 Fog Lane, Manchester, M20 6FJ
219 Parrs Wood Road, Manchester, M20 6EE
233 Parrs Wood Road, Manchester, M20 6EE
232 Parrs Wood Road, Manchester, M20 4RG
Flat 3, 2 Sussex Avenue, Manchester, M20 6AQ

Flat 2, 2 Sussex Avenue, Manchester, M20 6AQ
Flat 3, 21 Fog Lane, Manchester, M20 6AR
72 Parkville Road, Manchester, M20 4TZ
54 Ferndene Road, Manchester, M20 4TT
105 Fog Lane, Manchester, M20 6SN
103 Fog Lane, Manchester, M20 6SN
89 Fog Lane, Manchester, M20 6SL
7 Princes Avenue, Manchester, M20 6SE
98 Parkville Road, Manchester, M20 4TZ
65 Fog Lane, Manchester, M20 6AR
Flat 6, 1 Princes Avenue, Manchester, M20 6SE
85 Henwood Road, Manchester, M20 4XQ
96 Parkville Road, Manchester, M20 4TZ
66 Kingslea Road, Manchester, M20 4UA
72 Kingslea Road, Manchester, M20 4UA
74 Kingslea Road, Manchester, M20 4UA
9 Mereland Avenue, Manchester, M20 6SF
117 Fog Lane, Manchester, M20 6SN
109 Fog Lane, Manchester, M20 6SN
127 Fog Lane, Manchester, M20 6ED
4 Mereland Avenue, Manchester, M20 6SF
18 Parkville Road, Manchester, M20 4UP
258 Parrs Wood Road, Manchester, M20 6FD
Flat 1, 147 Fog Lane, Manchester, M20 6ED
145 Fog Lane, Manchester, M20 6ED
151 Fog Lane, Manchester, M20 6FJ
259 Parrs Wood Road, Manchester, M20 6EE
Christ Church, Parrs Wood Road, Manchester, M20 6EE
256 Parrs Wood Road, Manchester, M20 6FD
49 Westcroft Road, Manchester, M20 6FE
40 Brayside Road, Manchester, M20 6ER
62 Brooklawn Drive, Manchester, M20 3GZ
22 Cranmer Road, Manchester, M20 6AW
Flat 2, 23 Fog Lane, Manchester, M20 6AR
Flat 4, 21 Fog Lane, Manchester, M20 6AR
22 Westholme Road, Manchester, M20 3QN
76 Brooklawn Drive, Manchester, M20 3GZ
68 Brooklawn Drive, Manchester, M20 3GZ
64 Brooklawn Drive, Manchester, M20 3GZ
57 Fog Lane, Manchester, M20 6AR
Flat 4, 49 Fog Lane, Manchester, M20 6AR
Flat 7, 49 Fog Lane, Manchester, M20 6AR
25 Ferndene Road, Manchester, M20 4TN
52 Ferndene Road, Manchester, M20 4TT
101 Fog Lane, Manchester, M20 6SN
93 Fog Lane, Manchester, M20 6SL
5 Princes Avenue, Manchester, M20 6SE
4 Princes Avenue, Manchester, M20 6SE
Flat 4, 83 Fog Lane, Manchester, M20 6SL
Flat 1, 83 Fog Lane, Manchester, M20 6SL
Flat 3, 83 Fog Lane, Manchester, M20 6SL
Flat 12, 3 Princes Avenue, Manchester, M20 6SE
Flat 5, 1 Princes Avenue, Manchester, M20 6SE
68 Parkville Road, Manchester, M20 4TZ

119 Fog Lane, Manchester, M20 6SN
36 Parkville Road, Manchester, M20 4UP
32 Parkville Road, Manchester, M20 4UP
28 Parkville Road, Manchester, M20 4UP
24 Parkville Road, Manchester, M20 4UP
147 Fog Lane, Manchester, M20 6ED
229 Parrs Wood Road, Manchester, M20 6EE
6 Parkville Road, Manchester, M20 4UP
31 Old Broadway, Manchester, M20 3DH
5D Sussex Avenue, Manchester, M20 6AQ
36 Old Broadway, Manchester, M20 3DF
45 Westholme Road, Manchester, M20 3QZ
78 Brooklawn Drive, Manchester, M20 3GZ
72 Brooklawn Drive, Manchester, M20 3GZ
59 Fog Lane, Manchester, M20 6AR
53 Fog Lane, Manchester, M20 6AR
Flat 10, 51 Fog Lane, Manchester, M20 6AR
Flat 3, 49 Fog Lane, Manchester, M20 6AR
18 Cranmer Road, Manchester, M20 6AW
47 Westholme Road, Manchester, M20 3QZ
Flat 9, 51 Fog Lane, Manchester, M20 6AR
Flat 8, 51 Fog Lane, Manchester, M20 6AR
8 Sussex Avenue, Manchester, M20 6AQ
78 Parkville Road, Manchester, M20 4TZ
86 Parkville Road, Manchester, M20 4TZ
3 Parkville Road, Manchester, M20 4TX
23 Ferndene Road, Manchester, M20 4TN
8 Princes Avenue, Manchester, M20 6SE
95A Fog Lane, Manchester, M20 6SL
9 Princes Avenue, Manchester, M20 6SE
91 Fog Lane, Manchester, M20 6SL
81 Fog Lane, Manchester, M20 6SL
Flat 9, 3 Princes Avenue, Manchester, M20 6SE
Flat 13, 3 Princes Avenue, Manchester, M20 6SE
Flat 8, 3 Princes Avenue, Manchester, M20 6SE
Flat 2, 1 Princes Avenue, Manchester, M20 6SE
60 Parkville Road, Manchester, M20 4UP
64 Parkville Road, Manchester, M20 4UP
70 Kingslea Road, Manchester, M20 4UA
10 Mereland Avenue, Manchester, M20 6SF
115 Fog Lane, Manchester, M20 6SN
113 Fog Lane, Manchester, M20 6SN
131 Fog Lane, Manchester, M20 6ED
125 Fog Lane, Manchester, M20 6ED
6 Mereland Avenue, Manchester, M20 6SF
16 Parkville Road, Manchester, M20 4UP
141 Fog Lane, Manchester, M20 6ED
Flat 1, 149A Fog Lane, Manchester, M20 6FJ
39 Brayside Road, Manchester, M20 6ER
84 Parkville Road, Manchester, M20 4TZ
37 Old Broadway, Manchester, M20 3DH
50 Ferndene Road, Manchester, M20 4TT
6 Princes Avenue, Manchester, M20 6SE
87 Fog Lane, Manchester, M20 6SL

75 Fog Lane, Manchester, M20 6SL
Flat 4, 1 Princes Avenue, Manchester, M20 6SE
67 Fog Lane, Manchester, M20 6AR
56 Parkville Road, Manchester, M20 4UP
58 Parkville Road, Manchester, M20 4UP
59 Kingslea Road, Manchester, M20 4UB
70 Parkville Road, Manchester, M20 4TZ
1 Mereland Avenue, Manchester, M20 6SF
3 Mereland Avenue, Manchester, M20 6SF
26 Parkville Road, Manchester, M20 4UP
139 Fog Lane, Manchester, M20 6ED
255 Parrs Wood Road, Manchester, M20 6EE
213 Parrs Wood Road, Manchester, M20 6EE
230 Parrs Wood Road, Manchester, M20 4RG
22 Sussex Avenue, Manchester, M20 6AQ
16 Cranmer Road, Manchester, M20 6AW
49 Westholme Road, Manchester, M20 3QZ
16 Sussex Avenue, Manchester, M20 6AQ
47 Fog Lane, Manchester, M20 6AR
21 Fog Lane, Manchester, M20 6AR
74 Parkville Road, Manchester, M20 4TZ
107A Fog Lane, Manchester, M20 6SN
95 Fog Lane, Manchester, M20 6SL
85 Fog Lane, Manchester, M20 6SL
83 Fog Lane, Manchester, M20 6SL
100 Parkville Road, Manchester, M20 4TZ
79 Fog Lane, Manchester, M20 6SL
Flat 7, 3 Princes Avenue, Manchester, M20 6SE
57 Kingslea Road, Manchester, M20 4UB
40 Parkville Road, Manchester, M20 4UP
34 Parkville Road, Manchester, M20 4UP
71 Pytha Fold Road, Manchester, M20 4UR
22 Parkville Road, Manchester, M20 4UP
133B Fog Lane, Manchester, M20 6ED
Flat 2, 149A Fog Lane, Manchester, M20 6FJ
149 Fog Lane, Manchester, M20 6FJ
137 Fog Lane, Manchester, M20 6ED
135 Fog Lane, Manchester, M20 6ED
Church Hall, Fog Lane, Manchester, M20 6FJ
37 Brayside Road, Manchester, M20 6ER
245 Parrs Wood Road, Manchester, M20 6EE
251 Parrs Wood Road, Manchester, M20 6EE
225 Parrs Wood Road, Manchester, M20 6EE
2 Parkville Road, Manchester, M20 4UP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA