

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143221/FO/2025

Date registered valid: 21 July 2025

Proposal: Replacement of cladding with fire resistant materials (Class O/A unitized profiled cladding system) on the 6th and 7th floor of the northern elevation of the building, along with the replacement of spandrel panels on the staircore enclosure.

Address: 55 Hathersage Road, Manchester, M13 0BP

Ward(s): Ardwick Ward

Applicant: Empiric Student Property

Agent (if any): Ms Niamh Toner, Scott Hobbs Planning

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 October 2025



Application details

Type of application: Full Application Consent

Development type: Major Dwellings

Date of site visit: 1 August 2025

Standard consultations:

Printed: 29 July 2025 Expired: 19 August 2025

Neighbour notifications

Printed: 29 July 2025 Expired: 19 August 2025

Site notice

Posted: 1 August 2025 Expired: 22 August 2025

Press advert

Published: 5 August 2025 Expired: 27 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Tatton House (55 Hathersage Road) is a purpose-built student accommodation block. The building is rectangular in shape and comprises of seven floors (Lower Ground + Ground – 5th) providing 136 studio apartments. Accommodation is provided on all floors of the building. The building occupies a rectangular shaped plot.

The rear grounds are excavated, resulting in the building being sunken from the external main road frontage. Within the rear grounds is a two-storey carpark. Along the East elevation there is a sloping road providing access to the rear of the building and a detached carpark structure secured via electric security gate. The building has two stair cores, one to the east and one to the west end of the building. A lift is also provided to by the east stair core for vertical movement. The main entrance is located to the north elevation fronting Hathersage Road at ground floor level, the door has key fob security access.

The external walls are predominately red brick with the Hathersage Road portion of the top two storeys clad in combination of glazing and composite aluminium panels. The northeast stair core is of similar glazing, in addition to composite aluminium panels. To both the east and west elevations there is a limited quantity of composite aluminium panels cladding also at the top two floors.

The building is situated to the north of Victoria Park Conservation Area, being separated from it by car park. The area is predominantly residential in nature, consisting of a mix of 2 storey terraced dwellings and blocks of flats, the latter of which are predominantly purpose built student accommodation. The Grade II* listed Victoria Baths, annotated by the yellow star on the image below, is located diagonally opposite the site.



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

Replacement of cladding with fire resistant materials (Class O/A unitized profiled cladding system) on the 6th and 7th floor of the northern elevation of the building, along with the replacement of spandrel panels on the stair core enclosure.

Consultations & Notification Responses

Local Residents – No comments received.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard

to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Section 16 (*Conserving and enhancing the historic environment*) is of relevance:

Paragraph 210 in Section 16 states that in determining planning 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 212 states that when considering the impact of a proposed development on the significance of a designated heritage 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 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-P2: Heritage (Heritage) – This policy states that the member authorities will proactively manage and work with partners to positively conserve, sustain and enhance their respective historic environments, heritage assets and their settings.

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 specific issues, of which the following are of most relevance:-

- 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.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Policy DC19, *Listed Buildings* – Policy DC19.1 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.

Issues

Principle of the Proposal – A “risk to life” investigation of the property, in accordance with PAS 9980:2022,¹ has been undertaken and it has been determined that the following wall systems pose a fire level of *High Risk* and therefore require replacement:

- Wall Type 2: Aluminium ACM Cladding Panels Replace the existing ACM panels with an alternative that achieves a reaction to fire classification of A2-s1,d0 or better to EN 13501-1.
- Wall Type 3: Metal Faced Insulated Spandrel Panels Replace existing insulated spandrel panels with an alternative that achieves a reaction to fire classification of A2-s1,d0 or better to EN 13501-1.
- Wall Type 4: Glass Faced Opaque Spandrel Panels Replace existing material/insulation with an alternative that achieves a reaction to fire classification of A2-s1,d0 or better to EN 13501-1.

Each would be removed and replaced with non-combustible products, including all cladding materials, fixings and any non-conforming insulations and sheathing boards. In addition, cavity closers and barriers are required to be installed to manufacturer specifications in each instance.

Given the nature of the proposal and the rationale behind it there is no objection in principle to the proposed works. Notwithstanding this, any impact upon existing levels of residential and visual amenity must be assessed, along with any impact on nearby heritage assets.

Design – The existing brick external walls would be retained in place as traditional brickwork is generally considered non-combustive. All existing windows would also be retained.

In terms of the cladding, the following is proposed:

- Type 2: Grey Aluminium ACM Panels – The existing grey aluminium ACM panels would be replaced with a Polyester Powder Coated (PPC) aluminium rainscreen panel system achieving a reaction to fire classification of A2-s1, d 0 or better to EN 13501-1. The new rainscreen panels will be colour matched to those being replaced.
- Type 3: Aluminium faced Spandrel Panels – The existing grey aluminium faced spandrel panels located between floor levels along both east and west elevations would be replaced with a PPC aluminium spandrel panel system achieving a reaction to fire classification of A2-s1, d 0 or better to EN 13501-1. The new panels will be colour matched to those being replaced.
- Type 4: Black Glass faced opaque Spandrel Panels – The existing black spandrel panels located as noted along north, east and west elevations would be replaced with a similar product achieving a reaction to fire classification of A2-s1, d 0 or better to EN 13501-1. The new panels will be colour matched to those being replaced.

As the proposed panels would match in colour and appearance the existing panels, as demonstrated below, the overall design of the elevational alterations is considered acceptable.

While it is noted that the proposed materials would match those already in place, it is still considered prudent to require the applicant to submit samples prior to commencement to ensure that the quality is maintained. In addition, the applicant would also be required to provide details on how they would be fixed to the building.

¹ PAS 9980:2022 is a UK code of practice developed by the British Standards Institution (BSI) to guide competent professionals in conducting Fire Risk Appraisals of External Wall construction (FRAEW) for existing multi-storey, multi-occupied residential buildings.



In light of the above, the design of the proposed elevational alterations is considered acceptable.

Visual Amenity – The proposed replacement of the existing cladding would not materially alter the overall appearance or architectural character of the student residential accommodation. The works are confined to the external façade and are designed to replicate the existing cladding system in terms of colour, texture, and profile, thereby ensuring visual continuity. As such, the intervention is considered to be sympathetic to the existing built form and would not introduce any incongruous or visually intrusive elements. Consequently, it is not considered that the proposal would have a detrimental impact on the established levels of visual amenity enjoyed along this section of Hathersage Road, nor would it adversely affect the character or appearance of the surrounding streetscape.

Residential Amenity – The proposed new cladding would not result in overlooking or a loss of privacy, as the works are limited to the external envelope of the building and do not involve any changes to the positioning, size, or orientation of windows or balconies. As such, the proposal maintains the current relationship between the building and its surroundings, ensuring that existing levels of residential amenity, including privacy, are preserved.

Impact on Heritage Assets – Tatton House is situated approximately 50 metres to the north of the Victoria Park Conservation Area and around 68 metres diagonally to the south of Victoria Baths, a Grade II* listed building. In accordance with NPPF, the potential impact of the proposed development on setting and significance of these designated heritage assets has been considered.

The proposed works involve the replacement of existing façade panels with new units that replicate the current design and appearance, while incorporating enhanced fire safety measures. Due to the limited scope of the alterations and their consistency with the existing appearance of Tatton House, it is considered that the impact on the setting of both the Victoria Park Conservation Area and Victoria Baths would fall at the very low end of the spectrum of *'less than substantial harm'*.

Paragraph 215 of the NPPF states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In this instance, the replacement panels would deliver a significant public benefit by improving the fire safety of the building and ensuring the long-term safety of residents. It is therefore considered that the public benefits of the scheme clearly outweigh the *'less than substantial harm'* identified, and the proposal is therefore considered acceptable in heritage terms.

Pedestrian and Highway Safety – The proposed elevational alterations are considered to be modest and would not result in any adverse impact on pedestrian or highway safety along Hathersage Road. The changes do not extend beyond the existing building envelope and would not obstruct access routes, sightlines, or visibility for pedestrians or vehicles.

Conclusion

The principle of the proposal is supported given its clear public safety benefits. The design approach, which retains the existing brickwork and windows while replacing the cladding with colour-matched, non-combustible alternatives, is considered acceptable. The visual impact is minimal, preserving the architectural character of the building and the surrounding streetscape. Residential amenity would be unaffected and the proposal does not introduce any issues of overlooking or loss of privacy.

In heritage terms, the works are assessed to result in *'less than substantial harm'* to nearby designated assets, namely the Victoria Park Conservation Area and Victoria Baths. This limited harm is outweighed by the significant public benefit of enhanced fire safety, in accordance with paragraph 215 of the NPPF.

Finally, the proposal does not raise any concerns in relation to pedestrian or highway safety. Subject to the submission of material samples and fixing details prior to commencement, the proposal is considered acceptable and compliant with both Council policies and national guidance.

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 issues arising from the consideration of this application.

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

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents, received on 16 June 2025:

- a) 6423-PL-001 LOCATION PLAN
- b) 6423-PL-002 BLOCK PLAN
- c) 6423-PL-125 PROPOSED ELEVATIONS
- d) 6423-PL-126 PROPOSED ELEVATIONS (FRONT)
- e) DESIGN AND ACCESS STATEMENT

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

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the building, including detailed methods of fixing to the building, have been submitted to and approved in writing by the City Council as Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 4, 116 Daisy Bank Road, Manchester, M14 5QH

Flat 6, 116 Daisy Bank Road, Manchester, M14 5QH

Room SA4, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room S23, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room S7, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room F19, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room F14, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Flat 65, 55 Hathersage Road, Manchester, M13 0BN

Flat 89, 55 Hathersage Road, Manchester, M13 0BP

Flat 107, 55 Hathersage Road, Manchester, M13 0BP

Flat 78, 55 Hathersage Road, Manchester, M13 0BP

Flat 66, 55 Hathersage Road, Manchester, M13 0BN

Flat 126, 55 Hathersage Road, Manchester, M13 0BP

Flat 115, 55 Hathersage Road, Manchester, M13 0BP

Flat 135, 55 Hathersage Road, Manchester, M13 0BP

Flat 24, 55 Hathersage Road, Manchester, M13 0BN

Flat 54, 55 Hathersage Road, Manchester, M13 0BN

Flat 23, 55 Hathersage Road, Manchester, M13 0BN

Flat 71, 55 Hathersage Road, Manchester, M13 0BP

Flat 4, 55 Hathersage Road, Manchester, M13 0BN

Flat 134, 55 Hathersage Road, Manchester, M13 0BP

Flat 44, 55 Hathersage Road, Manchester, M13 0BN

Flat 120, 55 Hathersage Road, Manchester, M13 0BP

Flat 133, 55 Hathersage Road, Manchester, M13 0BP

Flat 106, 55 Hathersage Road, Manchester, M13 0BP

Flat 30, 55 Hathersage Road, Manchester, M13 0BN

Flat 50, 55 Hathersage Road, Manchester, M13 0BN

Flat 46, 55 Hathersage Road, Manchester, M13 0BN

Flat 1, 55 Hathersage Road, Manchester, M13 0BN

Flat 17, 55 Hathersage Road, Manchester, M13 0BN

Top Flat, 62 Hathersage Road, Manchester, M13 0FN

92 Carmoor Road, Manchester, M13 0FB

Room A Flat 270, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Room C Flat 260, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Room B Flat 253, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Flat 270 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Room C Flat 254, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Room C Flat 253, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Flat 264 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Flat 262 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Room C Flat 252, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Room B Flat 260, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Flat 250 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Room A Flat 245, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Room C Flat 271, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Flat 5, 120 Daisy Bank Road, Manchester, M14 5QH

10 Olney Street, Manchester, M13 0EN

Room FA6, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room SA8, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room S9, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room F8, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room F2, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room S10, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room F11, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room FA8, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room S19, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Flat 118, 55 Hathersage Road, Manchester, M13 0BP

Flat 124, 55 Hathersage Road, Manchester, M13 0BP
Flat 82, 55 Hathersage Road, Manchester, M13 0BP
Flat 92, 55 Hathersage Road, Manchester, M13 0BP
Flat 40, 55 Hathersage Road, Manchester, M13 0BN
Flat 10, 55 Hathersage Road, Manchester, M13 0BN
Flat 75, 55 Hathersage Road, Manchester, M13 0BP
Flat 68, 55 Hathersage Road, Manchester, M13 0BN
Flat 130, 55 Hathersage Road, Manchester, M13 0BP
Flat 113, 55 Hathersage Road, Manchester, M13 0BP
Flat 33, 55 Hathersage Road, Manchester, M13 0BN
Flat 52, 55 Hathersage Road, Manchester, M13 0BN
Flat 110, 55 Hathersage Road, Manchester, M13 0BP
Flat 39, 55 Hathersage Road, Manchester, M13 0BN
Third Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
First Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
Room D Flat 258, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 265, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 247 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 267, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 267, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 263, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 246, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 248, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 262, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 248 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 270, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 263, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 269, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 268, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 258 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 1, 118 Daisy Bank Road, Manchester, M14 5QH
Flat 7, 120 Daisy Bank Road, Manchester, M14 5QH
12 Olney Street, Manchester, M13 0EN
Room S5, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F5, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room FA1, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S17, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F12, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F4, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S12, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F16, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S27, Coniston Hall, Hathersage Road, Manchester, M13 0EW
2 Olney Street, Manchester, M13 0EN
Flat 53, 55 Hathersage Road, Manchester, M13 0BN
Flat 80, 55 Hathersage Road, Manchester, M13 0BP
Flat 69, 55 Hathersage Road, Manchester, M13 0BN
Flat 91, 55 Hathersage Road, Manchester, M13 0BP
Flat 88, 55 Hathersage Road, Manchester, M13 0BP
Flat 11, 55 Hathersage Road, Manchester, M13 0BN
Flat 125, 55 Hathersage Road, Manchester, M13 0BP
Flat 21, 55 Hathersage Road, Manchester, M13 0BN
Flat 85, 55 Hathersage Road, Manchester, M13 0BP
Flat 14, 55 Hathersage Road, Manchester, M13 0BN
Flat 129, 55 Hathersage Road, Manchester, M13 0BP
Flat 12, 55 Hathersage Road, Manchester, M13 0BN
Flat 72, 55 Hathersage Road, Manchester, M13 0BP
Flat 76, 55 Hathersage Road, Manchester, M13 0BP
Flat 34, 55 Hathersage Road, Manchester, M13 0BN
Former United Utilities Building, Hathersage Road, Manchester, M13 0EH
60 Hathersage Road, Manchester, M13 0FN
62 Hathersage Road, Manchester, M13 0FN
Room C Flat 249, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 266, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 249, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 252, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Flat 249 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 259, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 247, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 258, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 9, 118 Daisy Bank Road, Manchester, M14 5QH
Flat 4, 118 Daisy Bank Road, Manchester, M14 5QH
Flat 7, 118 Daisy Bank Road, Manchester, M14 5QH
Flat 2, 120 Daisy Bank Road, Manchester, M14 5QH
116 Daisy Bank Road, Manchester, M14 5QH
Room F24, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F25, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F10, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room SA5, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F20, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Medlock News Off Licence, 64 Hathersage Road, Manchester, M13 0FN
Room S6, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F21, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F17, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Flat 28, 55 Hathersage Road, Manchester, M13 0BN
Flat 38, 55 Hathersage Road, Manchester, M13 0BN
Flat 43, 55 Hathersage Road, Manchester, M13 0BN
4 Olney Street, Manchester, M13 0EN
53 Hathersage Road, Manchester, M13 0EW
Flat 63, 55 Hathersage Road, Manchester, M13 0BN
Flat 116, 55 Hathersage Road, Manchester, M13 0BP
Flat 86, 55 Hathersage Road, Manchester, M13 0BP
Flat 57, 55 Hathersage Road, Manchester, M13 0BN
Flat 27, 55 Hathersage Road, Manchester, M13 0BN
Flat 122, 55 Hathersage Road, Manchester, M13 0BP
Flat 5, 55 Hathersage Road, Manchester, M13 0BN
Flat 103, 55 Hathersage Road, Manchester, M13 0BP
Flat 37, 55 Hathersage Road, Manchester, M13 0BN
Flat 60, 55 Hathersage Road, Manchester, M13 0BN
Flat 70, 55 Hathersage Road, Manchester, M13 0BP
Flat 132, 55 Hathersage Road, Manchester, M13 0BP
Flat 95, 55 Hathersage Road, Manchester, M13 0BP
Flat 94, 55 Hathersage Road, Manchester, M13 0BP
Flat 59, 55 Hathersage Road, Manchester, M13 0BN
Flat 112, 55 Hathersage Road, Manchester, M13 0BP
Flat 119, 55 Hathersage Road, Manchester, M13 0BP
Flat 49, 55 Hathersage Road, Manchester, M13 0BN
Fourth Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
Room B Flat 259, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 256, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 251 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 261 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 271 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 266, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 269, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 264, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 268 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 266 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 255, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 251, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 256, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room D Flat 252, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 3, 118 Daisy Bank Road, Manchester, M14 5QH
14 Olney Street, Manchester, M13 0EN
Flat 5, 116 Daisy Bank Road, Manchester, M14 5QH
Flat 2, 116 Daisy Bank Road, Manchester, M14 5QH
Room SA6, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S22, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S21, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Flat 26, 55 Hathersage Road, Manchester, M13 0BN
Flat 61, 55 Hathersage Road, Manchester, M13 0BN

Flat 3, 55 Hathersage Road, Manchester, M13 0BN
Flat 47, 55 Hathersage Road, Manchester, M13 0BN
Flat 48, 55 Hathersage Road, Manchester, M13 0BN
Flat 45, 55 Hathersage Road, Manchester, M13 0BN
Flat 90, 55 Hathersage Road, Manchester, M13 0BP
Flat 117, 55 Hathersage Road, Manchester, M13 0BP
Flat 108, 55 Hathersage Road, Manchester, M13 0BP
Flat 102, 55 Hathersage Road, Manchester, M13 0BP
Flat 64, 55 Hathersage Road, Manchester, M13 0BN
Flat 18, 55 Hathersage Road, Manchester, M13 0BN
Flat 131, 55 Hathersage Road, Manchester, M13 0BP
Flat 31, 55 Hathersage Road, Manchester, M13 0BN
Flat 9, 55 Hathersage Road, Manchester, M13 0BN
Flat 22, 55 Hathersage Road, Manchester, M13 0BN
Flat 105, 55 Hathersage Road, Manchester, M13 0BP
Flat 19, 55 Hathersage Road, Manchester, M13 0BN
Flat 51, 55 Hathersage Road, Manchester, M13 0BN
Room B Flat 247, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 254, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 246, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 256, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 264, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 271, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 254, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 253, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 267, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 269 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 261, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 254 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 250, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 259 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 263 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 2, 118 Daisy Bank Road, Manchester, M14 5QH
Flat 6, 120 Daisy Bank Road, Manchester, M14 5QH
6 Olney Street, Manchester, M13 0EN
Room FA2, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room FA5, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room SA1, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S11, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F6, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S8, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room SA2, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S2, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F13, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Flat 32, 55 Hathersage Road, Manchester, M13 0BN
Flat 67, 55 Hathersage Road, Manchester, M13 0BN
Flat 41, 55 Hathersage Road, Manchester, M13 0BN
Flat 55, 55 Hathersage Road, Manchester, M13 0BN
Flat 136, 55 Hathersage Road, Manchester, M13 0BP
Flat 97, 55 Hathersage Road, Manchester, M13 0BP
Flat 128, 55 Hathersage Road, Manchester, M13 0BP
Flat 114, 55 Hathersage Road, Manchester, M13 0BP
Flat 74, 55 Hathersage Road, Manchester, M13 0BP
Flat 79, 55 Hathersage Road, Manchester, M13 0BP
Flat 87, 55 Hathersage Road, Manchester, M13 0BP
Flat 99, 55 Hathersage Road, Manchester, M13 0BP
Flat 15, 55 Hathersage Road, Manchester, M13 0BN
Flat 25, 55 Hathersage Road, Manchester, M13 0BN
Flat 127, 55 Hathersage Road, Manchester, M13 0BP
Flat 83, 55 Hathersage Road, Manchester, M13 0BP
Second Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
Flat 246 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 265, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 268, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 258, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

Room A Flat 249, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 263, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 262, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 255 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 245, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 268, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 261, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 271, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 245 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 5, 118 Daisy Bank Road, Manchester, M14 5QH
Flat 9, 120 Daisy Bank Road, Manchester, M14 5QH
Flat 1, 120 Daisy Bank Road, Manchester, M14 5QH
114 Daisy Bank Road, Manchester, M14 5QH
Flat 1, 116 Daisy Bank Road, Manchester, M14 5QH
Room S15, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Coniston Hall, 67 - 77 Hathersage Road, Manchester, M13 0EW
Room F15, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room SA3, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F18, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S4, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S3, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F3, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room FA3, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room FA4, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Flat 77, 55 Hathersage Road, Manchester, M13 0BP
Flat 84, 55 Hathersage Road, Manchester, M13 0BP
Flat 111, 55 Hathersage Road, Manchester, M13 0BP
51 Hathersage Road, Manchester, M13 0EW
53A Hathersage Road, Manchester, M13 0EW
Flat 7, 55 Hathersage Road, Manchester, M13 0BN
Flat 35, 55 Hathersage Road, Manchester, M13 0BN
Flat 98, 55 Hathersage Road, Manchester, M13 0BP
Flat 109, 55 Hathersage Road, Manchester, M13 0BP
Flat 62, 55 Hathersage Road, Manchester, M13 0BN
Flat 8, 55 Hathersage Road, Manchester, M13 0BN
Flat 20, 55 Hathersage Road, Manchester, M13 0BN
Flat 58, 55 Hathersage Road, Manchester, M13 0BN
Flat 6, 55 Hathersage Road, Manchester, M13 0BN
Flat 16, 55 Hathersage Road, Manchester, M13 0BN
Flat 2, 55 Hathersage Road, Manchester, M13 0BN
Flat 56, 55 Hathersage Road, Manchester, M13 0BN
Flat 42, 55 Hathersage Road, Manchester, M13 0BN
Ground Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
58 Hathersage Road, Manchester, M13 0FN
Room C Flat 262, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 248, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 267 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 266, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 250, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 270, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 265, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 253 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 257, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 258, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 8, 118 Daisy Bank Road, Manchester, M14 5QH
Flat 4, 120 Daisy Bank Road, Manchester, M14 5QH
8 Olney Street, Manchester, M13 0EN
Care Fertility Group Limited, 108 - 112 Daisy Bank Road, Manchester, M14 5QH
Flat 3, 116 Daisy Bank Road, Manchester, M14 5QH
Flat 7, 116 Daisy Bank Road, Manchester, M14 5QH
Room F22, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F26, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F23, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room S25, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room SA7, Coniston Hall, Hathersage Road, Manchester, M13 0EW

Room S13, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Room F9, Coniston Hall, Hathersage Road, Manchester, M13 0EW
Flat 93, 55 Hathersage Road, Manchester, M13 0BP
Flat 96, 55 Hathersage Road, Manchester, M13 0BP
Flat 29, 55 Hathersage Road, Manchester, M13 0BN
Flat 104, 55 Hathersage Road, Manchester, M13 0BP
Flat 36, 55 Hathersage Road, Manchester, M13 0BN
Flat 81, 55 Hathersage Road, Manchester, M13 0BP
Flat 121, 55 Hathersage Road, Manchester, M13 0BP
Flat 13, 55 Hathersage Road, Manchester, M13 0BN
Flat 73, 55 Hathersage Road, Manchester, M13 0BP
Flat 123, 55 Hathersage Road, Manchester, M13 0BP
Flat 101, 55 Hathersage Road, Manchester, M13 0BP
Flat Above, 60 Hathersage Road, Manchester, M13 0FN
Flat 260 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 255, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 264, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 248, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 260, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 247, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 265 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 252 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 255, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 259, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 251, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 256 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room A Flat 252, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 257 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 250, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room B Flat 269, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Room C Flat 261, Victoria Point 6 Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 6, 118 Daisy Bank Road, Manchester, M14 5QH
Flat 8, 120 Daisy Bank Road, Manchester, M14 5QH
Flat 3, 120 Daisy Bank Road, Manchester, M14 5QH

Appendix 2 – Planning constraints

Article 4 Direction - Multiple

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA