

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135605/FO/2022

Date registered valid: 16 January 2023

Proposal: Erection of part two/part three storey rear extension and installation of dormer window to front elevation to provide 4 no. self-contained flats (2 x 1 no. bed and 2 x 2 no. bed C3) and commercial offices at ground floor

Address: 307 Palatine Road, Manchester, M22 4HH

Ward(s): Northenden Ward

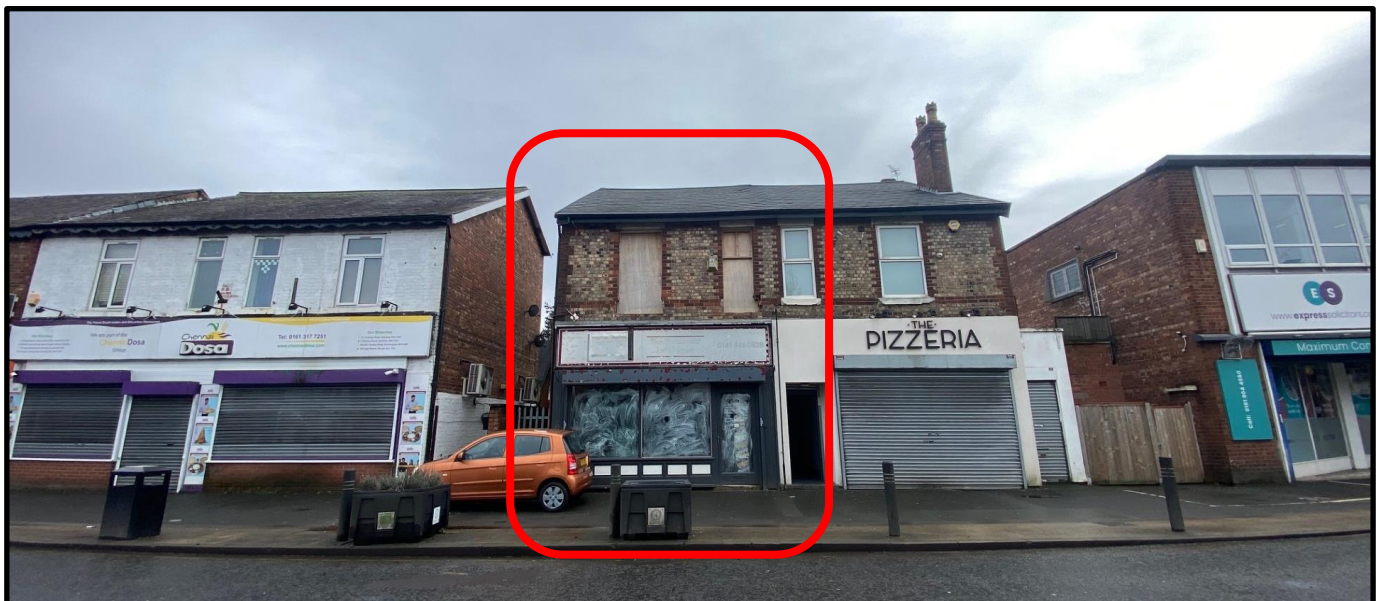
Applicant: Chumber

Agent (if any): Richard Massie, SJM Surveyors

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

Recommendation: APPROVE

Date of recommendation: 17 September 2025



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 20 July 2023

Standard consultations:

Printed: 26 January 2023 Expired: 16 February 2023

Neighbour notifications

Printed: 26 January 2023 Expired: 16 February 2023

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

307 Palatine Road is a two storey semi-detached property located within the Northenden District Centre. While currently vacant it was last used for commercial purposes on the ground floor (barbers) with associated accommodation above. The adjoining property is in use as a pizzeria on the ground floor, while the upper floor offers non-medical therapeutic services which are accessed via a staircase at the rear. To the rear of the site, beyond an alleyway, stand the residential properties on Allanson Road. To the front of the site, on the opposite side of Palatine Road there are dwellinghouses.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is proposing to erect a part two/part three storey rear extension and installation of dormer window to front elevation in order to provide 4 no. self-contained flats (2 x 1 no. bed and 2 x 2 no. bed C3) while retaining the ground floor commercial element.

Originally the applicant proposed a 3 storey extension but this was reduced in size given concerns about the overall scale and massing of the proposal.

Consultations & Notification Responses

Local Residents – One letter of objection has been received, the comments are summarised below:

- This is going to impact residents' negatively in neighbouring streets, parking is already a major issue in Northenden and this will without doubt cause more problems. Northenden high street needs an uplift and this proposal will do nothing to restore its ongoing problems, shops, car parking, residents struggling to park outside or near homes,
- We already have one eyesore on the corner of Palatine Road and Church Road, its taking away the once lovely village that residents once was proud to be part of. I totally object to this proposal.

Environmental Health – Suggests the imposition of acoustic insulation and refuse storage conditions.

Highway Services – Have made the following comments:

- Whilst we acknowledge that the development lies within an accessible area, given the proposal for four additional residential units, the lack of on-site car parking provision gives rise to concern in an area where the demand for on-street parking is already very high. It is also noted that no cycle parking appears to have been provisioned.
- With regard to waste management, we would query whether sufficient space is provided for residential waste and whether the need recycling has been accounted for. We also require that the applicant details how waste is to be collected and how they would ensure that bins awaiting collection do not obstruct the adjacent footway.
- Pedestrian access arrangements are acceptable from a highway perspective.
- Should the planning application be approved it is required that a Construction Management Plan be conditioned.

Flood Risk Management – Suggests the imposition of a surface water drainage condition.

Greater Manchester Police – Suggests the imposition of physical security measures to ensure the safety of future residents.

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 5 (*Delivering a sufficient supply of homes*) is of relevance:

Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 73 states that Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly.

Paragraph 109 states that Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places.

Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

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.

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 EC10, *Wythenshawe* – The Northenden District Centre will be suitable for mixed use local employment provision serving its catchment area.

Policy C2, *District Centres* – Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. Housing will also be considered an appropriate use within District Centres, providing it supports the vitality and viability of the centre.

The policy states further that development in District Centres should:

- Prioritise delivery of key 'visitor' services, including retail, public and commercial services and food and drink. The Council will ensure that retail remains the principal use in Primary Shopping Areas, but also ensure that provision is made in District Centres for commercial and service uses, leisure and community facilities and other uses which make a positive contribution to vitality and viability of centres. Subject to impact on overall character and local amenity, the Council will support development which extends the time during which District Centres are active;
- Promote the development of employment which provides opportunities for local people;
- Promote the efficient use of land, particularly through considering options for multi-storey development. New development should positively contribute to the reuse and regeneration of land and premises, together with wider regeneration and investment strategies;
- Contribute positively to the diversity and mix of uses within centres without undermining their primary retail function. Development should also promote a range of retailers and shop formats;
- Promote choice and competition particularly where development will support the independent sector;
- Remedy deficiencies in areas with poor access to facilities.
- New development should respect and enhance the character of existing centres.
- New development should deliver improvements to the quality and accessibility of the centre environment. Opportunities should be taken to adopt sustainable building design and practises to assist in adapting to climate change

Policy H1, *Overall Housing Provision* – This policy states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sited in sustainable locations and which takes account of
- the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H7, *Wythenshawe* – The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

Policy EN 19, *Waste* – States that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

Policy T2, *Accessible areas of opportunity and need* – Seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

Policy DM1, *Development Management* – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Saved UDP Policies – Policy DC26, *Development and Noise*, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Issues

Principle of the Proposal – There is no objection in principle in the provision of residential accommodation above a commercial premises, particularly given the Permitted Development fallback that allows a change of use to provide dwellings on the upper floors. Notwithstanding this, any impact upon existing levels of residential and visual amenity as a result of the rear extension, as well as any impacts on pedestrian and highways safety resulting from additional occupants at 307 Palatine Road, must be assessed.

Standard of Accommodation – The City Council adopted the Manchester Residential Quality Guidance in December 2016 and within that document reference is made to the use of a combination of the Nationally Described Space Standards and the London Housing Design Guide space standards to form Manchester's space standards for residential developments.

The amount of floor space proposed for each apartment and that required under the guidance is detailed below:

- Ground floor apartment - 1 bed 43m² (Space Standard – 37 or 39m²)
- First floor apartment - 1 bed 37m² (Space Standard – 37 or 39m²)
- First floor apartment - 2 bed 65m² (Space Standard – 61m²)
- Second floor apartment - 2 bed 65m² (Space Standard – 61m²)

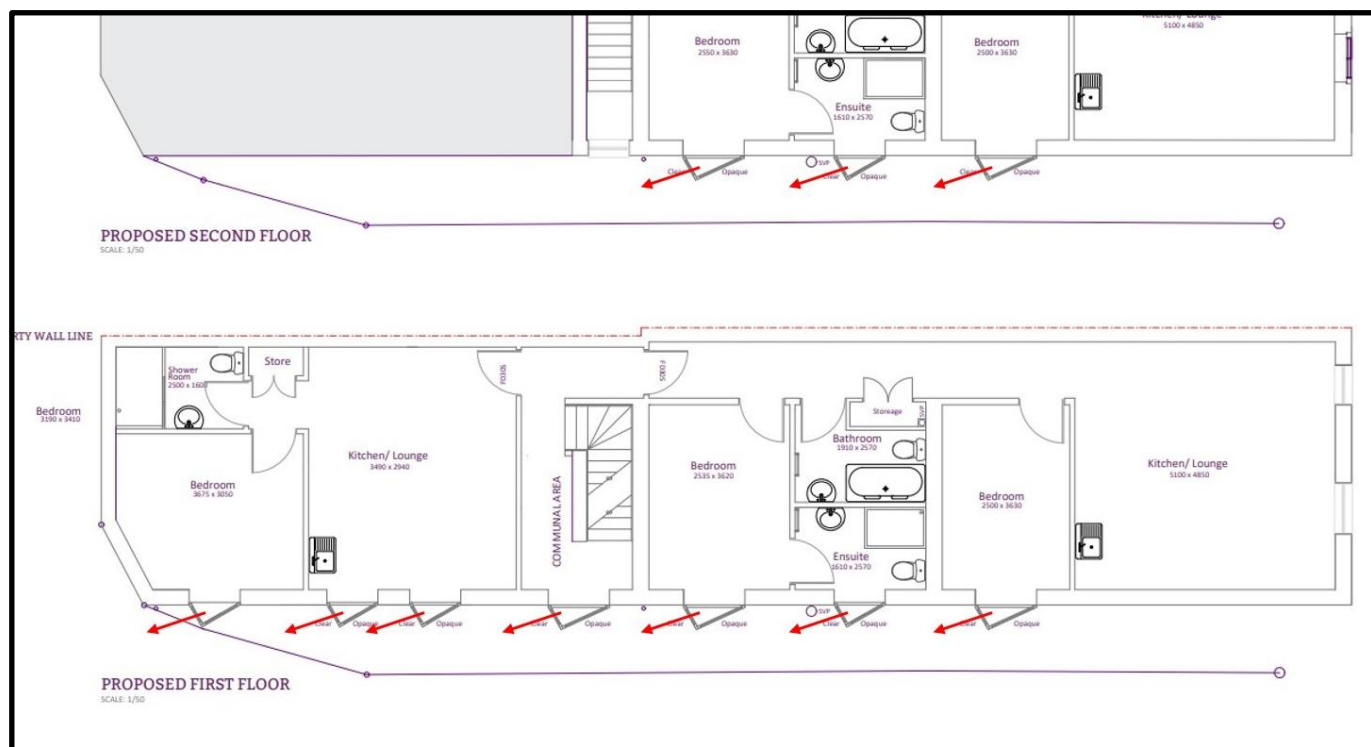
Given the above that the proposal complies with Manchester's space standards.

Design – The design of the rear extension is functional and as such is considered acceptable. The front dormer extensions would line up with the first-floor windows and their design is also considered acceptable.



Residential Amenity – The first and second floor windows have been designed in such a way that the adjoining property and site is not directly overlooked. As can be seen below, obscure glazing on a section of the oriel windows would prevent any direct overlooking. A condition would be imposed requiring the obscure glazing to be retained in perpetuity.

Given the above and the scale and massing of the extension, it is not considered that the proposal would lead to excessive overlooking and overshadowing so as to prove unduly detrimental to the existing levels of residential amenity enjoyed by the occupants of the adjoining residential accommodation.



Visual Amenity – Given the siting of the proposal, it is not considered that the proposal would have a detrimental impact upon the levels of visual amenity enjoyed along Palatine Road and the wider neighbourhood.

Car Parking – Due to the constraints of the site it is not possible to provide any off-street parking spaces. However, given the sustainable nature of the site within a district centre, the number of apartments proposed and availability of local amenities and public transport, the provision of dedicated off-street parking spaces is not considered a requirement in this instance. This would be consistent with similar domestic arrangements above other commercial uses in the district centre.

Pedestrian and Highway Safety – It is not considered that the additional dwellings would generate such significant levels of traffic or concentrated traffic movements so as to prove detrimental to the levels of pedestrian and highway safety currently enjoyed along Palatine Road.

Site Security – In line with GMP's comments, a condition, requiring the applicant to incorporate appropriate security measures, would be attached to any approval granted.

Waste Storage – A condition, requiring the applicant to submit a Waste Management Strategy to demonstrate that adequate waste storage facilities would be provided, would be attached to any consent granted.

Drainage – As requested by Flood Risk Management, a surface water drainage condition would be attached to the planning permission.

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:

- a) Drawing no. A1.2 rev 7, received on 16 September 2025
- b) Drawing no. A1.4 rev 8, received on 28 July 2025
- c) Drawing no. BLP 1.1, received on 28 November 2022
- d) Drawing no. BLP 1.2, received on 28 November 2022
- e) Drawing no. STP 1.1, received on 28 November 2022

f) Drawing no. STP 1.2, received on 28 November 2022

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) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those 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.

4) Above-ground construction works shall not commence until a scheme for acoustically insulating the proposed residential accommodation against noise from Palatine Road and nearby commercial/licensed premises has been submitted to and approved in writing by the City Council as local planning authority. The approved acoustic insulation scheme shall then be installed, and thereafter maintained, before the residential accommodation is occupied.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Policy DM1 in the Manchester Core Strategy and extant Unitary Development Plan Policy DC26.1.

5) a) Prior to the commencement of above ground works a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of visual and residential amenity and public health, pursuant to Policy DM1 in the Manchester Core Strategy.

6) Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff;
- Hours of working

The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy

7) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

- Confirmation of UU Build Over Agreement for any construction work over public sewers or within 3m of one. The applicant must abide by any easement zones required by UU.

Reason - To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to policies EN08 and EN14 in the Manchester Core Strategy (2012) and national policies within the NPPF and NPPG.

8) The residential use hereby approved shall be used only as a private dwelling (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for private residential purposes and to ensure the achievement of the public benefit identified pursuant to policies SP1, DM1, EN3, H1, H7 and H11 of the Manchester Core Strategy and the guidance contained within National Planning Policy Framework including section 16.

9) Above-ground construction works shall not commence until details of the security measures to be incorporated into the development (or phase thereof) to demonstrate how the principles of Secured by Design will be incorporated into the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

10) Prior to first occupation of the development hereby approved, the first and second floor windows annotated as "opaque" on drawing no. A1.4 Rev 8, received on 28 July 2025, shall be fitted with obscure glazing to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

Informatives

1) Informative for condition 4 (Acoustic Insulation) - There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not normally exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

2) Informative for condition 5 (Waste Management) - The proforma/ Waste Management Strategy must include the following information:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

Other details as per 'Waste Proforma v1.0' - refer to guidance at:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

10 units or below = low rise

11 or above = high rise

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

3) Informative for condition 7 (Flood Risk) - The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Consideration should be given to flood safety measures (such as signing up for EA flood warnings) where required.

Confirmation is required of a UU Build Over Agreement for any construction work over public sewers or within 3m of one. The applicant must abide by any easement zones required by UU.

4) Informative for condition 9 (Security Measures) - Given the location of the proposed entrance to the flat is at the side of the building, the following recommendations would be applicable:

- Access controlled gate from Palatine Road that leads to the main door of the flats to prevent unauthorised access to the narrow passage
- It is recommended that the flats are fitted with a monitored alarm system with PIR monitors, it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems

- The flat entrance door must be compliant with and certified to BS PAS 24. It is advised that this door do not have fixed sidelights, and are provided with door viewers instead.
- Any external bin store should be a secure, lockable and fire resistant enclosure.
- Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.
- Access control should be installed at the entrance to the flats and be operable by swipe card or fob, and not numeric key pads. It should be controlled by an audio intercom linked to the flat, so that residents can vet callers to the building before allowing them access.
- Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors(manual override is also permissible).
- External lighting must be provided to the side of the building, operated by photoelectric cell/daylight sensor(manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.
- Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.

Appendix 1 – List of consultees & neighbours notified

Highway Services
 Environmental Health
 MCC Flood Risk Management
 Greater Manchester Police
 Northenden Civic Society
 6 Allanson Road, Manchester, M22 4HL
 301A Palatine Road, Manchester, M22 4HH
 Ground Floor, 303 - 305 Palatine Road, Manchester, M22 4HH
 303A Palatine Road, Manchester, M22 4HH
 305A Palatine Road, Manchester, M22 4HH
 309B Palatine Road, Manchester, M22 4HH
 Flat 4, 310 Palatine Road, Manchester, M22 4FW
 Flat 1, 310 Palatine Road, Manchester, M22 4FW
 4 Allanson Road, Manchester, M22 4HL
 307A Palatine Road, Manchester, M22 4HH
 310 Palatine Road, Manchester, M22 4FW
 Flat 3, 310 Palatine Road, Manchester, M22 4FW
 Flat 2, 310 Palatine Road, Manchester, M22 4FW
 309A Palatine Road, Manchester, M22 4HH
 8 Allanson Road, Manchester, M22 4HL
 12 Allanson Road, Manchester, M22 4HL
 10 Allanson Road, Manchester, M22 4HL
 309 Palatine Road, Manchester, M22 4HH
 314 Palatine Road, Manchester, M22 4FW
 312 Palatine Road, Manchester, M22 4FW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
 Flood Zones Type 2 (low to medium risk) -
 Flood Zones Type 3 (high risk) -
 Susceptible to Surf Water Flood (Less) -
 Area Team Boundary - Name: SOUTH AREA