MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142416/FO/2025
Date registered valid:	13 March 2025
Proposal:	Erection of two storey side extension to an existing end terrace dwelling and associated elevational alteration to host dwelling.
Address:	25 Gratrix Street, Manchester, M18 7FH
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Andrew Hall SJ Property Solutions Ltd
Agent (if any):	
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**25 July 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 10 April 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 3 April 2025 Expired: 26 April 2025

Site notice
Posted: 10 April 2025 Expired: 3 May 2025

Press advert
Published: 8 April 2025 Expired: 29 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Gore Brook Valley Conservation Area 1994

Tree Preservation Order: No

The application site relates to 25 Gratrix Street within the Gorton & Abbey Hey ward of north Manchester. The application site relates to an end terraced, two storey dwellinghouse which has been covered in a white render constructed of a red brick. The property is accessed from a private track close to the junction of Sandheys Grove and Gratrix Street and so is not easily visible from the surrounding adopted highways. The applicant site sits to the north of the Ryder Brow Allotments. It is noted that part of the site (the southern part of the site's boundary) sits within the Gore Brook Valley Conservation Area (see Figure 1).

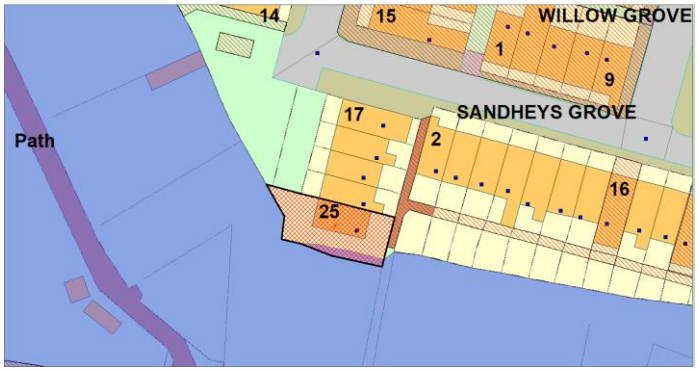

Figure 1, Applicant site and blue shading identifying the boundary of the Gore Brook Valley Conservation Area

Description of area

The applicant site sits within a small cluster of two storey residential dwellinghouses sited to the south of the classified Hyde Road. The area to the south of the applicant site relates to the Ryder Brow Allotments and relates to dense forestry consisting of mature trees and allotments, which can be accessed from Far Lane and Ryder Brow.

The Gore Brook Valley Conservation Area consists of the Gore Brook Valley- a semi-rural rather than urban character, the relationship of buildings to landscape and topography is of greater importance than in many of the city's conservation areas. The buildings are important in defining the open spaces which surround them.

Trees within the Gore Brook Valley help to create the semi-rural character of this conservation area. Many of them are now fully mature and create a woodland environment shaded by a dense canopy of leaves.

The relationship of the buildings to the trees is obviously important when seen from a distance, and there is a presumption that all existing trees will be retained.

Description of development

The current application seeks consent for the erection of two storey side extension to an existing end terrace dwelling and associated elevational alteration to host dwelling.

The extension would follow the primary and rear building lines of the existing property and would offer additional living space to the side of the property. As such, the extension at the largest point would have approximate dimensions of Height: 9 x Length: 8.2 x Width: 3.3 metres.

The extension would offer additional living accommodation and a W/C at ground floor level and two further bedrooms and a bathroom at first floor level.

The extension would involve the insertion of two windows within the front elevation, two windows within the gable elevation (marked as obscure glazed) and two windows within the rear elevation.

Materials to be used throughout the proposal have been listed as:
-Marley roof tile (to match existing)
-White render to front and rear elevation
-Red brick elevation (to match existing side elevation)
-Anthracite black UPVC windows and doors (different to existing white UPVC windows)

Associated elevational alterations as a result of the proposal would consist of:
-Removal of first floor rear window
-Removal of ground floor rear window and existing rear door replaced with a set of bi-folding doors.

Negotiations during the Course of the Application

During the site visit, it was clear there were trees that sat to the south of the applicant site that appeared to sit within the Gore Brook Valley Conservation Area which would be impacted by the extension.

Works to any trees within the Conservation Area would require the benefit of consent and would need to be given proper consideration. As no information has been supplied in relation to trees on the site or adjacent to the site, it was difficult to assess the application in full. A Tree Survey and Arboriculture Impact Assessment were provided for review by the agent and was reviewed by colleagues in the MCC Arboriculture Team. The form of the extension was amended to include a minimum 0.6 metre set in from the boundary to provide more space for the trees.

Discrepancies were overcome in relation to boundary lines to the south of the site.

The scale of the proposed drawings was inaccurate and revised plans were provided.

Further information was provided in relation to boundary treatment and bin store provision as a result of the proposal.

Planning History

The following application is pending consideration which relates to the tree works connected to the current application:
143522/TCA/2025- Works to tree- proposed pruning works to a Cherry Laurel (T2) on land adjacent to 25 Gratrix Street.
Yet to be determined.

Consultations & Notification Responses

Local Residents

No responses from local residents were received.

MCC Arboricultural Team

Contact was made during the course of the application, as it came to light there were trees adjacent to the applicant site which sat in the Conservation Area and may need to be pruned/ cut down in order for the two storey side extension to be built.

The agent supplied an Arboricultural Tree Survey which showed 9no. trees surrounding the site. The Team requested sight of an AIA to determine the level of impact the extension will have on the trees. The Team would also require any proposals for lateral branch reductions if clearances are needed, however, in most instances, there would be no objections to the trees being reduced back to the boundary lines.

The Team reviewed the submitted AIA. The Team reviewed the AIA and raised no objections. The Team were satisfied with the proposal of a floating cell web system to ensure the roots are not compacted.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles),
Policy EN1 (Design Principles and Strategic Character Areas),
Policy EN3 (Heritage)
Policy EN9 (Green Infrastructure).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.
a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
i) the relationship of new structures to neighbouring buildings and spaces;
ii) the effect of major changes to the appearance of existing buildings;
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
iv) the effect of signs and advertisements;
v) any further guidance on specific areas which has been approved by the Council.
b. The Council will not normally grant outline planning permission for development within Conservation Areas.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

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 full weight in the planning balance.

The following policies are relevant:
JP- S1- Sustainable development
JP-P2- Heritage

ISSUES

Principle of Development

The submitted development application is for the erection of two storey side extension to an existing end terrace dwelling and associated elevational alteration to host dwelling. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and Gore Brook Valley Conservation Area and associated trees, and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The property is accessed from a private track close to the junction of Sandheys Grove and Gratrix Street and so is not easily visible from the surrounding adopted highways.

Given the proposal would sit to the side of the property and no further to the rear or extend forwards of the existing primary elevation, other properties within the row of terraced properties would not be greatly impacted by the proposal. The main implication would be the addition of a further window in the rear elevation however, any view into no.23 Gratrix Street would be minimal due to the oblique angle that would be required to view the neighbour’s garden.

To the north east sit properties on Sandheys Grove. From the existing rear elevation of the applicant site, views into the rear of properties along Sandheys Grove are available to properties sited along Sandheys Grove but at an oblique angle. As a result of the proposal, two additional windows would be sited in the rear elevation of the proposal facing onto properties

along Sandheys Grove, but at an oblique angle. The ground floor kitchen window to be inserted would not give rise to any adverse privacy implications due to the ground floor level and high boundary treatment separating surrounding properties. The first floor bedroom 4 would not be considered to give rise to any adverse privacy implications due to the oblique angle required.

Given the proposal would not extend beyond the existing rear building line at the site, the proposal is not considered to give rise to any overbearing feature to the detriment of properties on Sandheys Grove.

There would not be any neighbours to the south to be impacted by the proposal. However, the two windows to be inserted in the gable elevation have been marked on the plans as being obscure glazed. Given the windows relate to bathrooms this is considered necessary and a condition to this effect would be attached to any approval granted to ensure no adverse privacy implications occur.

There are no immediate neighbours to the front of the applicant site to be impacted by the proposal.

The associated elevational alterations to the host property would not give rise to any adverse privacy implications to the surrounding residents.

Overall, it is not considered that the proposal would have a significant adverse impact upon residential or visual amenity. A condition restricting the further insertion of windows or doors would ensure no adverse privacy implications could occur as a result of the proposal. A further condition would result in two gable windows being obscure glazed to reduce any adverse privacy implications. In short, the proposal is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Appearance

Policy DC1.4 of the UDP states that in the case of two storey side extensions the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. In this instance, the proposal would be set away from the southern boundary of the site, at the closest point by 0.6 metres. This would usually involve a set back of the first floor level of the side extension to ensure a subservient addition at the site and to not create a terracing effect.

However, in this instance, where the applicant site sits in a hidden location where the extension would not be easily visible from the streetscene and given there is no immediate neighbour to the south of the applicant site, it is considered that 0.6 metre set in (minimum) alone is acceptable to ensure the proposal does not create a terracing effect to the detriment of the streetscene.

Materials to be used throughout the proposal have been listed as:
-Marley roof tile (to match existing)
-White render to front and rear elevation
-Red brick elevation (to match existing side elevation)
-Anthracite black UPVC windows and doors (different to existing white UPVC windows)

Given the existing property is characterised by the white colouration finish and the proposed render would be in the locations which already benefit from render, the proposed materials can

be considered acceptable in this case to match the existing dwellinghouse as closely as possible. A condition would reflect this within the decision notice of any approval granted.

On balance and given the individual circumstances of the existing dwelling, the proposal is considered acceptable in size and form, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Off Street Parking

No change to off street parking would occur as a result of the proposal.

Bin Storage

Bins would be stored within the rear amenity space as shown on the proposed site plan and would be brought to the highway of Sandheys Grove for collection. This is considered acceptable.

Gore Brook Conservation Area and Trees

Part of the site (the southern part of the site's boundary) sits within the Gore Brook Valley Conservation Area (see Figure 1).

The Gore Brook Valley Conservation Area consists of the Gore Brook Valley- a semi-rural rather than urban character, the relationship of buildings to landscape and topography is of greater importance than in many of the city's conservation areas. The buildings are important in defining the open spaces which surround them.

Trees in Gore Brook Valley help to create the semi-rural character of this conservation area. Many of them are now fully mature and create a woodland environment shaded by a dense canopy of leaves.

The southern most part of the extension would be sited in the Conservation Area as the Conservation Area extends from the south and encroaches into the applicant's boundary.

Policy EN3 requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including conservation areas. Saved UDP Policy 18 considers the relationship of new structures to neighbouring buildings, in relation to conservation areas.

The Conservation Area in the immediate context is defined by the dense forestry and soft landscaping afforded to the Ryder Brow Allotments and Gore Brook Valley, as opposed to other buildings. As the side extension would be seen in the context of the existing dwellinghouse and the materials to be used for the gable elevation would match that of the existing property (red brick), the proposal is not considered to give rise to adverse visual harm to the detriment of the Conservation Area. Although the 2no. windows to be inserted in the side elevation of the extension would be black in colouration given the small fenestration and the limited view to the side of the property, it can be considered to not be so harmful to warrant a refusal on the scheme. Further, the dense forestry surrounding the site would help minimise the visual prominence of the extension from within the Valley/ Allotments.

The potential harm to the trees adjacent/ within the applicant site and sits either within or close to the Conservation Area is the largest concern in terms of harm to the Conservation Area.

Works to any trees within the Conservation Area would require the benefit of consent. The form of the extension was amended to include a minimum 0.6 metre set in from the boundary to provide more space for the trees. The agent supplied a Tree Survey and AIA for review by colleagues in MCC Arboriculture, during the course of the application as the trees surrounding the site were seen during the LPA's site visit.

9 no. trees were identified surrounding the site (see Figure 2). The proposal does not require the removal of any trees. The proposed dwelling footprint is partially situated within the RPA of the tree T2. As such, the report states the excavations for the foundations within the RPA are to be carried out under arboricultural supervision. The AIA advised tree T2 Cherry Laurel (C2) canopy would need to be pruned back to the boundary. However, as tree T2 sits outside the applicant's site edged red, this work cannot be included within the description of development and be granted consent for under this current application. The agent was advised to seek consent from the LPA to undertake such works outside of the current planning application.

The MCC Arboriculture Team reviewed the AIA and proposal and raised no objections. A condition would be attached to any approval granted ensuring the works are undertaken as per the recommendations within the AIA.

Therefore, it is not considered that the development would undermine the character of the Gore Brook Valley Conservation Area due to the changes to complement the conservation area. On balance, it is considered that the proposed development would cause the lower end of less than substantial harm to the conservation area and therefore would be in accordance with, relevant policies and the tests within the NPPF with public benefits outweighing any harm.

In line with paragraph 215 of the NPPF, where less than substantial harm occurs, public benefits are required to mitigate against that harm. Whilst it is acknowledged the pruning of the tree would be for the applicant's benefit as opposed to the public benefit, given the tree would be cut back to the applicant's boundary this is considered acceptable. As such, the proposals are considered pursuant to Policy EN3 and EN9 of the Core Strategy and provisions within the NPPF.

Proposed Use

As the application was submitted on full planning forms, the agent was asked to confirm the use of the property as a result of the extension. The agent confirmed the use would be for a family dwellinghouse (use Class C3A) and a condition restricting the use as such would be attached to any approval granted.

Other Legislative Requirements
Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and have worked with the agent to consider potential harm to adjacent trees. Appropriate conditions would be attached to any approval granted.

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:
-Application Form, stamped as received by the City Council as Local Planning Authority on 13 March 2025.
-Drawing- Proposed- Floor Plans, numbered GS-005 REV A, stamped as received by the City Council as Local Planning Authority on 28 April 2025.
-Drawing- Proposed- Elevations, numbered GS-006 REV A, stamped as received by the City Council as Local Planning Authority on 28 April 2025.
-Drawing- Site Plan- Proposed, numbered GS-004 REV B, stamped as received by the City Council as Local Planning Authority on 30 May 2025.
-Tree Survey- Arboricultural Survey to BS5837:2012 (Arbtech, dated 29 May 2025), stamped as received by the City Council as Local Planning Authority on 30 May 2025.
-Tree Information- Arboricultural Impact Assessment (Arbtech, dated 9 July 2025), stamped as received by the City Council as Local Planning Authority on 10 July 2025.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the ground floor W/C window and first floor bathroom window as shown on the approved 'Drawing- Proposed- Elevations, numbered GS-006 REV A', stamped as received by the City Council as Local Planning Authority on 28 April 2025, shall be obscure glazed 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.

The two windows shall be top opening only and shall remain so in perpetuity.

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

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in 'Application Form' and 'Drawing- Proposed- Elevations, numbered GS-006 REV A', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) Works to trees should be implemented in accordance with the approved details within 'Arboricultural Impact Assessment (Arbtech, dated 9 July 2025)', stamped as received by the City Council as Local Planning Authority on 10 July 2025. An arboriculturist should be on site to oversee works.

Reason - In order to avoid damage to trees adjacent to the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN3, EN9 and EN15 of the Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument

revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) This permission does not confer consent for the works to the trees. Permission should be sought through a Notification of Proposed Works to Trees in Conservation Areas separately.

Appendix 1 – List of consultees & neighbours notified

19 Gratrix Street, Manchester, M18 7FH
23 Gratrix Street, Manchester, M18 7FH
21 Gratrix Street, Manchester, M18 7FH
17 Gratrix Street, Manchester, M18 7FH
2 Sandheys Grove, Manchester, M18 7FE
6 Sandheys Grove, Manchester, M18 7FE
4 Sandheys Grove, Manchester, M18 7FE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Gore Brook Valley Conservation Area 1994
Area Team Boundary - Name: NORTH AREA