

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142287/VO/2025
Date registered valid:	2 April 2025
Proposal:	CITY COUNCIL DEVELOPMENT Change of use of first and second floor to from Use Class E (Commercial, Business and Service) to F1 (Community Hub) together with associated elevational alterations
Address:	Former Co-Operative Building, The Birtles, Civic Centre, Manchester, M22 5RF
Ward(s):	Woodhouse Park Ward
Applicant:	Persephone Galanis, Manchester City Council
Agent (if any):	Paul Shuker, Lambert Smith Hampton
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 June 2025



Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 17 April 2025

Standard consultations:

Printed: 3 April 2025 Expired: 26 April 2025

Neighbour notifications

Printed: 3 April 2025 Expired: 26 April 2025

Site notice

No site notice has been produced

Press advert

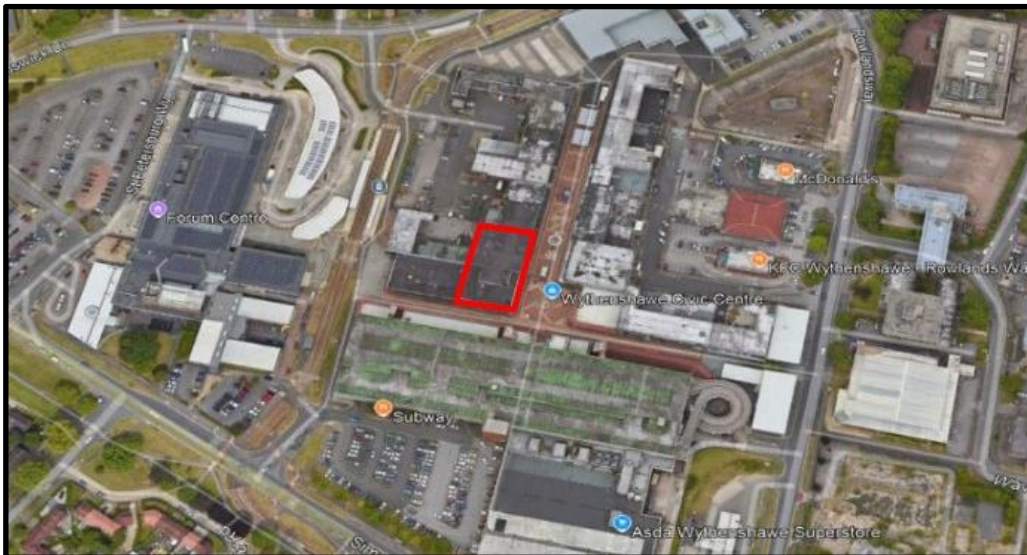
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to the first and second floor of the former Co-operative Department Store in Wythenshawe Town Centre, location shown below:



The first and second floors are currently vacant but were last used as office space. The ground floor retail area would be unaffected by the proposal.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is seeking planning permission to use the first and second floors as a “culture hub” which would include the following

- 3 x ‘Community Rooms’ i.e. exhibition space, workshop;
- 2 x Communal Workshops (First floor);
- Flexible Performance Space with 232-tiered seating (Second floor);
- Large Classroom and rehearsal room; - Atrium and Foyer (first floor);
- 4 x Meeting rooms (across First and Second floor);
- Management Office (First floor);
- Faith room (First floor);
- Kitchen/ dining room (First floor);
- Cycle store (First floor); and
- 4 x WCs (across First and Second floor).

In addition to the change of use, the following elevational alterations are also proposed:

- The removal of the canopy to form a new double height opening;
- The refurbishment of the canopy where retained;
- The removal of front elevations and creating of more glass glazing;
- Replacement windows at upper floors;
- Installation of Photovoltaic panels and service plant on the roof.

Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Highway Services – Have made the following comments:

- It is accepted that traffic impacts on the surrounding highway are expected to be accommodated within the existing highway network.
- Given its district centre location, the site is considered highly accessible by sustainable modes and is in close proximity to a range of public transport facilities including bus and Metrolink.
- No on-site car parking space is to be provided for the development. This is acceptable given the district centre location and high accessibility to various sustainable transport.
- secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles.
- It is requested that a Travel Plan is in place to provide measures, management, aims and objectives, targets, action plan and marketing strategy. The Travel Plan should encourage sustainable travel with the aim to minimise the number of private trips generated by the proposed development.
- A Construction Management Plan should be submitted prior to the start of works and should be conditioned.

Environmental Health – Suggests the imposition of a number of conditions designed to protect public health and residential amenity.

Greater Manchester Ecology Unit – The application is accompanied by a Preliminary Ecological Assessment and Desk Study (The Environment Partnership, 2025). Within the PEA, the buildings to be impacted were found to have negligible bat roosting potential. Based on the evidence provided, GMEU have no reason to doubt this assessment. As such, no further surveys are required.

GMEU suggests that an informative re: nesting birds is attached to any approval granted; that ecological enhancements are included in the scheme; and any works that potential impact upon nesting birds is restricted to outside of the next season, unless the area has been checked first.

Greater Manchester Police – 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.

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.

Wythenshawe Town Centre Development Framework – Endorsed by the City Council, it outlines a major regeneration initiative aimed at transforming the area over the next 10–15 years. One of the highlights is the transformation of the Civic Centre, with the provision of a culture hub being a key part of that transformation.

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 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.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Policy C1, *Centre Hierarchy* – This states that district centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to define local character. Development in these centres should primarily respond to the needs of the catchment and recognise the need to support the vitality and viability of other centres.

Policy C7, *Wythenshawe District Centres - Wythenshawe Town Centre* – This policy states that the Council supports the development of non-food retail and other commercial uses in Wythenshawe, including hotels and uses which maintain vitality beyond normal trading hours.

Policy C10, *Leisure and the Evening Economy* – New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to a number of considerations, namely cumulative impact, impact on residential amenity and the balance between daytime and nighttime uses.

Issues

Principle of the Proposal – The provision of a Culture Hub within the Wythenshawe District Centre is one of the key elements of the centre's regeneration. A feasibility study on delivering a new neighbourhood 'Cultural Hub' within Wythenshawe Civic Centre was undertaken in 2024. It found that the response from the public emphasised the importance of creative and cultural development of young people within Wythenshawe and it demonstrated a demand for creative and cultural spaces, particularly artist spaces, maker spaces and rehearsal spaces across Manchester, including Wythenshawe. The need for these types of spaces is emphasised through the lack of current spaces for local bands, theatre groups, amateur drama groups, visual artists and dance groups to practice and make work.

For the above reasons, the provision of a culture hub on this site is welcomed and the principle of the proposed change of use is considered acceptable. Notwithstanding this, the proposal's impact upon visual and residential amenity, as well as pedestrian and highway safety, must be assessed.

Elevational Alterations – The elevational alterations to the building are modest and are centred around the ground floor entrance and proposed food and drink offer. Aluminium cladding to the front elevation and existing canopy is proposed, along with the insertion of a large picture window, all in an effort to emphasise the location of the entrance. Windows and curtain wall glazing would also be introduced to the food and drink offer to open up the building and provide additional natural surveillance.



These alterations are considered acceptable.

The other elevational alterations include the following:

- The refurbishment of the canopy where retained;
- The removal of front elevations and creating of more glazing;
- Replacement windows at upper floors;
- Installation of Photovoltaic panels and service plant on the roof.
- Aluminium rainscreen cladding to ground floor area with new glazed curtain walling to the ground floor food and Beveridge offer.

These elevational alterations are also considered acceptable.

Access – The premises would be fully accessible throughout:

- Lift access across all floors with the potential for a second back up lift should one be out of service.
- Changing Places room on the first floor with lift access to it from other floors.
- Easy access to an accessible WC across all areas of the building.
- Appropriate hearing loop system across all public space and reception area.
- Dedicated wheelchair spaces within the performance space.
- Appropriate threshold material changes.
- Appropriate colour scheme to promote natural way finding.
- Contrasting materials around doorways and thresholds.
- Appropriate ironmongery for easy access.
- Potential automatic opening doors in key areas

Visual Amenity – As the elevational alterations are a welcome improvement in the appearance of the building it is not considered that the proposal would have a detrimental impact upon the levels of visual amenity enjoyed within the curtilage of the site.

Residential Amenity – While there is no residential accommodation within the immediate vicinity of the proposed hub, the regeneration of the town centre does include the introduction of circa 2000 new homes. Even though none of these new homes would adjoin the site it is still considered prudent to attach a number of acoustic insulation conditions to any consent granted in order to protect residential amenity. The imposition of these acoustic insulation conditions would play a crucial role in protecting residential amenity by minimising the transmission of noise from the venue to nearby homes. Such conditions would ensure that sound generated within the hub, whether from music events, public gatherings, day-to-day activities or associated plant, is effectively contained, thereby reducing potential disturbances to local residents.

Given the above, it is not considered that the proposal would have a detrimental impact upon residential amenity levels.

Car Parking – It is recognised that the site benefits from a variety of public transport options (tram, bus and cycle) and as a result there is no requirement in this instance to provide any additional parking, particularly given the proximity of the existing multi-storey car park.

Traffic Generation – It is not considered that the proposed use would generate such significant traffic movements, over and above those already associated with the Wythenshawe Town Centre, especially given the alternative travel options available. As a result it is not considered that the development would prove detrimental to the existing levels of pedestrian and highway safety enjoyed on the surrounding highway network.

Cycle Parking – A staff cycle store will be provided on the first floor, providing space for up to 8 no. cycles and accessible via the goods lift. Shower facilities are also provided on the first and second floors, with space available for lockers should they be required. Visitor cycle parking is available in the local area, including 5no. Sheffield stands (10no. spaces) on The Birtles and 7no. Sheffield stands (14no. spaces) located adjacent to Wythenshawe Town Centre Metrolink Stop. Overall, the provision is considered acceptable.

Travel Plan – It is considered that the implementation of a comprehensive Travel Plan for staff at the Culture Hub would help to reduce the overall reliance on the private car and encouraging more sustainable modes of transport. By promoting walking, cycling, public transport, and car-sharing initiatives, the Travel Plan would aim to minimise any potential parking and congestion issues associated with the day to day running of the Culture Hub.

Ecological Enhancements – A condition would be imposed requiring the applicant to incorporate bird and/or bat boxes on the site in order to provide ecological enhancements to the site.

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 28 February 2025:

- a) Location Plan
- b) Waste Management Strategy

and the following drawings received on 10 June 2025:

- c) Proposed Ground Floor Plan 45848-AE-01-00-D-A-3100-S3-P12
- d) Proposed First Floor Plan 45848-AE-01-01-D-A-3101-S3-P12
- e) Proposed Second Floor Plan 45848-AE-01-02-D-A-3102-S3-P12
- f) Proposed Roof plan 45848-AE-01-RF-D-A-3103-S3-P07
- g) Proposed Elevation (Birtles) 45848-AE-01-XX-D-A-3200-S3-P07
- h) Proposed Elevation (Hale Top) 45848-AE-01-XX-D-A-3201-S3-P07
- i) Proposed Elevation (Rear) 45848-AE-01-XX-D-A-3202-S3-P07
- j) Proposed Elevation (Side) 45848-AE-01-XX-D-A-3203-S3-P04

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, apart from soft strip-out or associated demolition work, shall commence unless and until samples and/or specifications of all materials (including window frames) to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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) Prior to the use of the development hereby approved, the opening hours of the community facility shall be submitted to and be approved by the City Council as Local Planning Authority. Thereafter the community facility shall operate in accordance with the approved hours of opening.

Reason - To safeguard the amenities of the occupiers of any nearby residential accommodation, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- a) Mondays to Saturdays - 730hrs to 2000hrs
- b) Sundays/Bank Holidays - No deliveries/waste collections

Reason - To safeguard the amenities of the occupiers of any nearby residential accommodation, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

6) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning Authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy.

7) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

8) a) All ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

9) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy on 28 February 2025 and shall remain in situ whilst the development is in operation.

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

10) Works that could impact upon nesting bird habitat shall not take place during the main bird breeding season 1st March and 31st July inclusive, unless suitable checks for active bird nests have been undertaken.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

11) Prior to the occupation of the development hereby approved, details of biodiversity enhancements (bird boxes and bat bricks), including a timetable for their installation and maintenance regime, shall be submitted to and be approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

12) Before the development hereby approved is first occupied a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those working at the development,
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time,
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car,
- iv) measures for the delivery of specified travel plan services,
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy and the Guide to Development in Manchester SPD (2007).

13) 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, if required;
- Dust suppression measures, if required;
- Compound locations where relevant;
- Location, removal and recycling of waste;

- Routing strategy for delivery vehicles and swept path analysis if required;
- 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.

Informatives

1) **Protected Species** - The applicant is reminded that, irrespective of the planning permission granted, it is a legal requirement to ensure that no harm comes to protected species or their habitats as defined under the Wildlife and Countryside Act 1981 (as amended) and other relevant legislation. If evidence of protected species (e.g. bats, nesting birds) is found during development, all work must stop immediately and advice should be sought from a suitably qualified ecologist or Natural England. Failure to comply with wildlife legislation may result in prosecution. It is the applicant's responsibility to ensure that all necessary ecological assessments and licences are in place before commencement of any works.

Appendix 1 – List of consultees & neighbours notified

Highway Services
 Environmental Health
 Greater Manchester Police
 Greater Manchester Ecology Unit
 Co-Operative House, The Birtles, Manchester, M22 5RE
 First Floor Suites 4-7, Alderman Downward House, The Birtles, Manchester, M22 5RF
 First Floor Suite 1, Alderman Downward House, The Birtles, Manchester, M22 5RF
 First Floor Suite 2 To 3, Alderman Downward House, The Birtles, Manchester, M22 5RF
 Second Floor, Alderman Downward House, The Birtles, Manchester, M22 5RF
 First Floor Suites 8-11, Alderman Downward House, The Birtles, Manchester, M22 5RF
 Adult Education Centre, The Birtles, Manchester, M22 5RF
 First Floor Suite 12, Alderman Downward House, The Birtles, Manchester, M22 5RF
 20 Hale Top, Manchester, M22 5RN
 Coral, 24 Hale Top, Manchester, M22 5RN
 36 The Birtles, Manchester, M22 5RF
 Hale Top House, Hale Top, Manchester, M22 5RQ
 19 Hale Top, Manchester, M22 5RN
 21 Hale Top, Manchester, M22 5RN
 16 Hale Top, Manchester, M22 5RN
 28 The Birtles, Manchester, M22 5RF
 17 The Birtles, Manchester, M22 5SA
 23A The Birtles, Manchester, M22 5RF
 Argos, 23 Hale Top, Manchester, M22 5RN
 34 The Birtles, Manchester, M22 5RF
 32 The Birtles, Manchester, M22 5RF
 30 The Birtles, Manchester, M22 5RF
 26 The Birtles, Manchester, M22 5RF
 15 The Birtles, Manchester, M22 5RF
 Second Floor, Hale Top House, Hale Top, Manchester, M22 5RQ
 19 The Birtles, Manchester, M22 5RF
 21 The Birtles, Manchester, M22 5RF
 19A The Birtles, Manchester, M22 5RF

25 The Birtles, Manchester, M22 5RF
23 The Birtles, Manchester, M22 5RF

Appendix 2 – Planning constraints

Article 4 Direction - Multiple

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 15M

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA